

CAMPUS MASTER PLAN

Cascadia Community College & The University of Washington - Bothell
at Truly Farms - Stringtown

Washington Higher Education Coordinating Board
in Association with NBBJ



September 1995

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| Introduction

INTRODUCTION

As the new century approaches, residents of north King County and south Snohomish County will need better access to higher education and work training. Guided by the Higher Education Coordinating Board (HECB), the development of the University of Washington-Bothell and Cascadia Community College Collocated Campus will respond to that need.

This Master Plan document is the culmination of a 14-month effort by many involved citizens, public officials, community leaders, and representatives from the University of Washington and Cascadia Community College. The myriad tasks involved in developing the Master Plan were only possible with the energies of those dedicated people. Critically important were the Project Coordination Team and the Site Development Advisory Group.

Project Coordination Team

The Project Coordination Team assisted the HECB, providing oversight of project planning activities. The group was created at the onset of the project, chaired by HECB staff, and met regularly on a monthly basis. Members included:

Ron Bell - President, Shoreline Community College
Mike Bigelow - Senior Budget Assistant, Office of Financial Management
Joe Brawley - University of Washington
John Fricke - Senior Budget Assistant, Office of Financial Management
Dave Habura - President, Cascadia Community College
Bill Julius - State Board for Community & Technical Colleges
Jim Reed - Associate Director, Higher Education Coordinating Board
Norm Rose - Dean, University of Washington-Bothell

Site Development Advisory Group

The Site Development Advisory Group was created to assist in the realization of the two underlying goals of the project: a *functional campus* developed in an *environmentally sensitive* manner. The group included individuals who are interested in civic planning, environmental protection, and post-secondary education needs. Members included:

Anne Aagaard, Bothell resident
Paul Cowles, Bothell resident
Bill Dues, State Department of Transportation
Bud Erickson, Bothell resident
Bob Everitt, State Department of Wildlife
Ray Hellwig, State Department of Ecology
Peter Hurley, Washington Environmental Council
Ted Pankowski, Woodinville-resident
Brent Russel, Community Transit
Lynwood Smith, Professor Emeritus, University of Washington
Dick Truly, Bothell resident
Bill Wiselogle, City of Bothell
Mike Bergman, Metro

Public Involvement

The Master Plan effort also included significant public involvement:

- ♦ A downtown Bothell storefront office open to the public for 90 days during the concept development stage
- ♦ Five newsletters to a mailing list of approximately 1,000 people
- ♦ Three major public meetings



The Master Plan is part of a family of documents describing the collocated campus development. Other major related documents include:

- ♦ Draft Environmental Impact Statement - June 1995
- ♦ Final Environmental Impact - September 1995
- ♦ City of Bothell Planned Unit Development - August 1995
- ♦ Shoreline Substantial Development and Shoreline Conditional Use Permit - August 1995
- ♦ U.S. Corps of Engineers 404 Individual Permit - September 1995
- ♦ Federal Emergency Management Agency Conditional Letter of Map Revision
- ♦ Washington State Department of Ecology Hydraulic Project Approval

COLLOCATION HISTORY

Selection of the Truly Farms-Stringtown site for the University of Washington-Bothell and Cascadia Community College (UWB/CCC) collocated campus was based on extensive educational needs analysis, site evaluations, and environmental reviews.

The need for a higher educational facility was established in 1987 when the Higher Education Coordinating Board (HECB) identified insufficient and inequitable access to upper division baccalaureate education within the State of Washington. In 1989, the Legislature authorized creation of two branch campuses under the direction of the University of Washington and that one of the branches be located in the Bothell/Woodinville area. A comparative site selection study and environmental impact statement led the University to select the Wellington Hills site as the preferred branch campus site.

In 1990, the State Board of Community and Technical Colleges (SBCTC) identified the area of north King County and south Snohomish County as the area with the greatest recent growth in population and the least access to a community college. A comparative analysis led the SBCTC to select the Truly Farm site as the preferred site for the new community college.

In 1993 the Legislature directed the HECB to evaluate alternative models for delivering higher education and work force training in the same geographic area. The resulting study, led to the HECB recommendation that the new community college should be collocated with the University of Washington-Bothell branch campus. A final study evaluated three potential sites for the collocated campus and identified the Truly Farms-Stringtown site as the preferred site. In 1994, the legislature authorized the HECB to acquire (pending securing of all required regulatory permits/approvals) the site for the new campus and to undertake campus planning activities.

STATE GOALS FOR CAMPUS DEVELOPMENT

The State's near-term goal is to complete the site acquisition phase of the collocation project. The objective of the site acquisition phase is to purchase property for the development of the collocated campus. Achieving this objective involves the following major tasks:

- Preparation of a collocation master plan program: defining the role and mission statements of the participating institutions, developing a joint planning and operating agreement, anticipating student enrollments and staffing levels in program or discipline areas, description of planned or contemplated program offerings through the year 2010, and a description of student support services to be provided at the campus.
- Development of a campus space program and site plan.
- Development of a phasing plan and Phase I description.
- Coordination of all actions and procedures associated with all required regulatory studies, reviews and approvals including, but not limited to, SEPA process, Corps of Engineers permits, Shoreline conditional use permits, and others.

The State recognizes the importance of addressing multiple public policy goals at the Truly Farms-Stringtown site: expanded educational access, environmental enhancement and preservation, and public use. Therefore, the following statement of philosophy was used as a policy guide in preparation of the Campus Master Plan:

To achieve the anticipated benefits of the collocation of Cascadia Community College and the University of Washington-Bothell branch on the Truly Farms-Stringtown site:

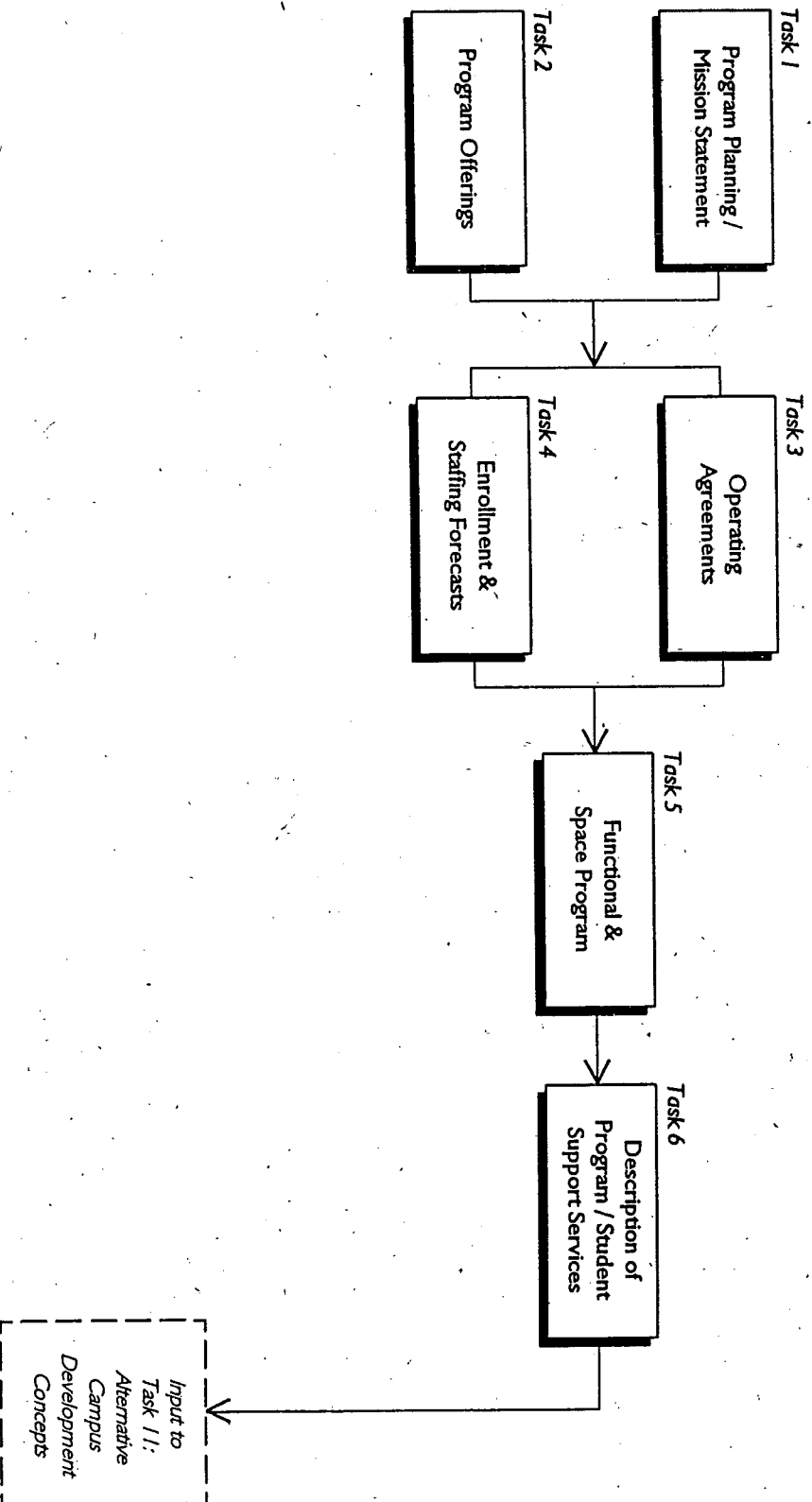
"A successful Campus Master Plan will advance a site development strategy that meets educational goals and creatively addresses environmental opportunities and constraints of the site."

PLANNING PROCESS

The planning process involved the three major components: the Plan for Collocation, the Truly Farms-Stringtown Site Master Plan, and the Regulatory Reviews and Approvals. Each required a significant amount of effort by all participants. A key ingredient of the process was the use of work sessions or "charrettes" that allowed project team members to communicate interactively. In the 19th Century, a charrette was a cart used to collect student drawings and models at project deadlines at the Ecole des Beaux Arts in Paris. That design-related collection effort has evolved into a modern method of collecting data and views and brainstorming ideas. It is an intensive, creative analytical process that proved its considerable worth in this effort.

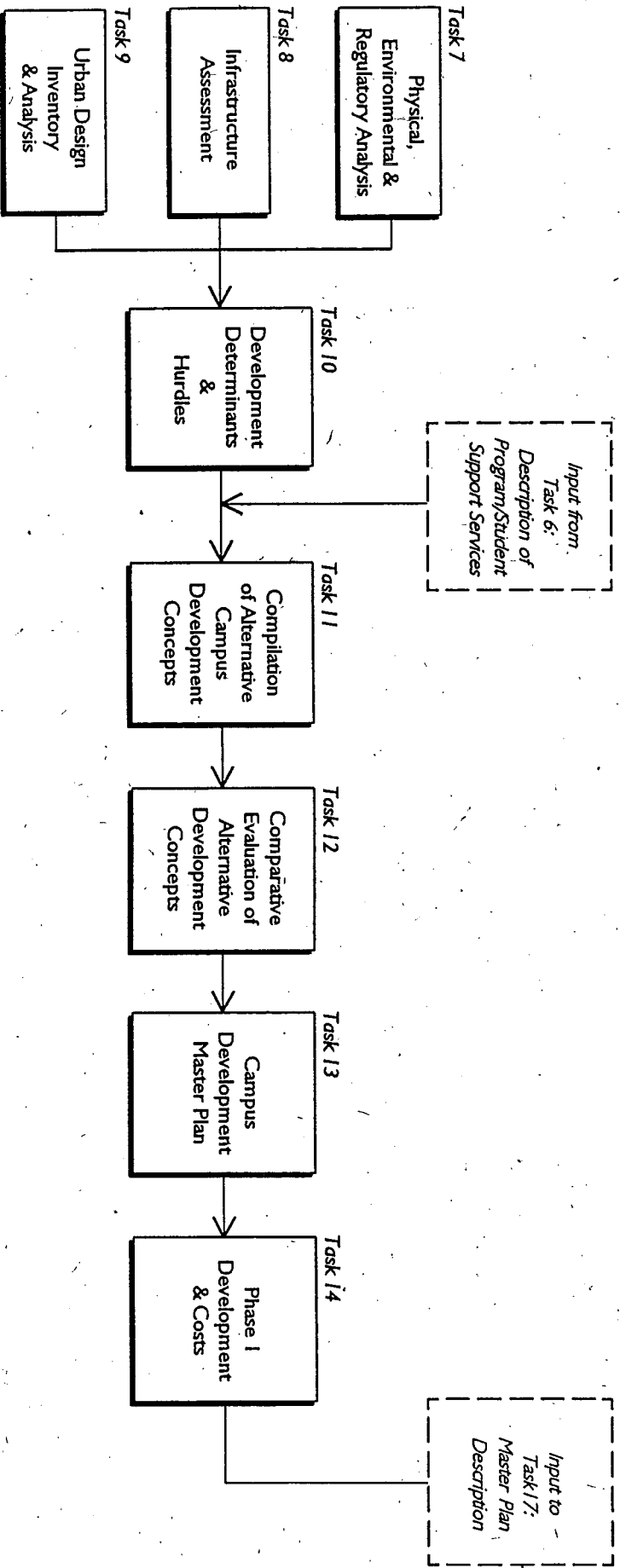
The following pages detail the process for each of the three major components of the Campus Master Plan.

PLAN FOR COLLOCATION



- ◆ Partnering Charrette
- ◆ Program / Mission Charrette
- ◆ Operating Agreement Charrette
- ◆ Enrollment Charrette
- ◆ ◆ ◆ ◆ ◆ Space Program Charrettes

TRULY FARM-STRINGTOWN SITE MASTER PLAN



Development Potentials & Constraints Charrette

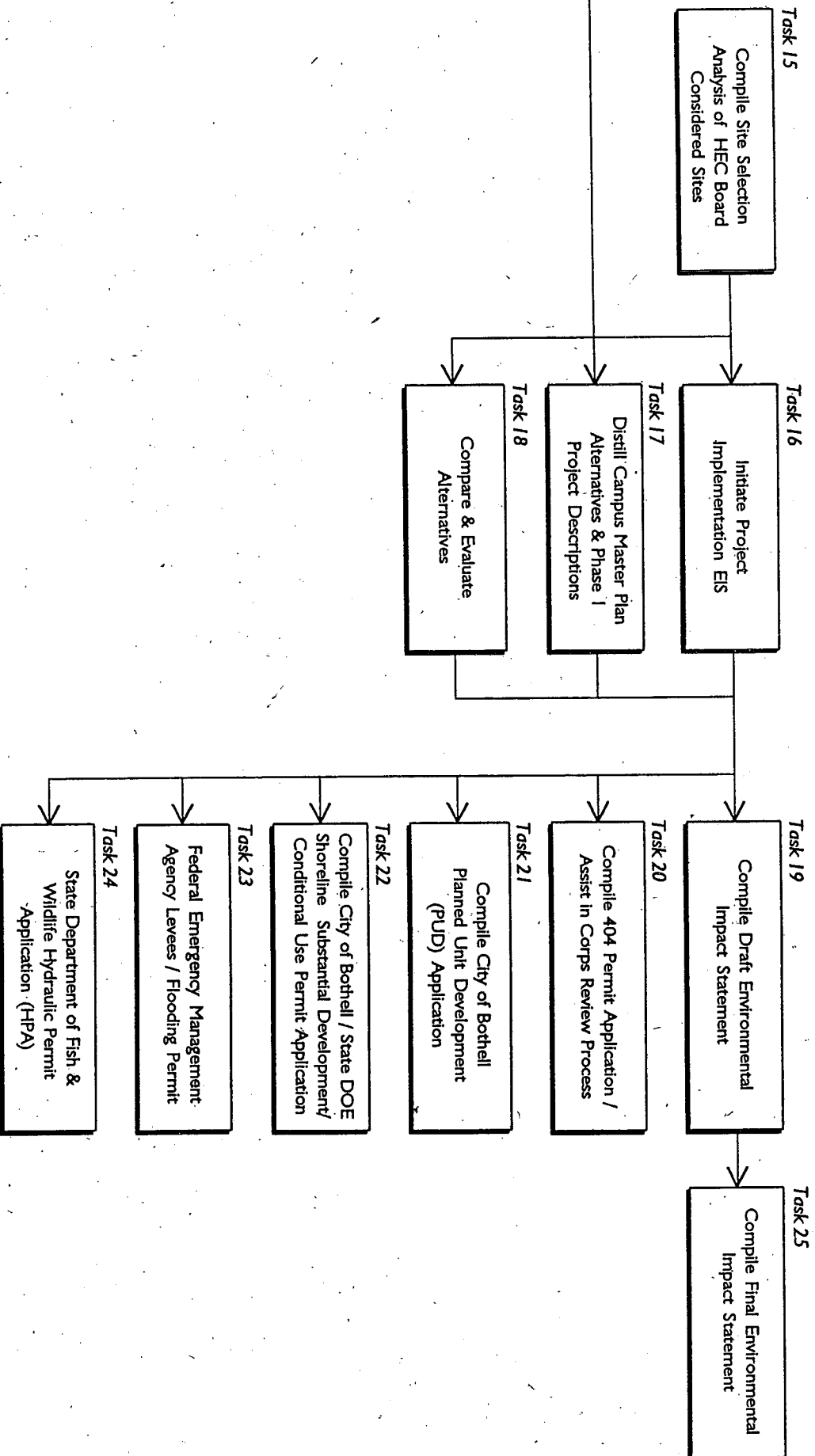
Determinants Charrette

Development Concepts Charrettes & Public Meetings

Comparative Evaluation Charrette & Public Meetings

Master Plan for Truly Farm-Stringtown Site

REGULATORY REVIEWS & APPROVALS



Scoping Notice/Public Meeting & 404 Permit Pre-Application Meeting

Public Review & Comment/Public Hearing

MASTER PLAN GOALS

Goals for the Master Plan were developed by community citizens, the Bothell City Council, and Site Development Advisory Group members. Precepts and guiding principles were developed during planning charrettes, and goals described in the City of Bothell's Four Year Plan and Mission were incorporated.

Community Goals

- ♦ Complement the "hometown" feel of downtown Bothell, rather than the "high-tech" feel of the North Creek Valley business parks.
- ♦ Achieve a distinctive appearance without being a stand-alone architectural statement.
- ♦ Strive towards a design that more closely approximates the UW main campus rather than that of North Seattle Community College, for example.
- ♦ Maximize ways in which the campus invites interaction with the community, through facilities, academic programs, and activities.
- ♦ Serve the campus with a wide variety of easily accessible transportation modes.
- ♦ Locate transit stops as close to buildings as possible.
- ♦ Take advantage of natural resources and amenities on site, both in design and construction of the campus, and subsequently in academic programs. For example, using natural features as laboratories.
- ♦ Promote formal economic development connections with the business community.
- ♦ Create one sense of place and assure a balanced treatment of each institutions' identity.
- ♦ Provide places for informal interaction among faculty, students and staff.
- ♦ Reinforce and strengthen the natural features of the site.
- ♦ Link hillside to lowland area through trees and building placement.

- ♦ Provide clarity in wayfinding and security in campus circulation.
 - ♦ Assure parking convenience.
 - ♦ Combine existing grid of the community street system with the topography of the site.
 - ♦ Retain 180th/Valley View as an organizing element of the campus plan.
 - ♦ Reflect and respect historical aspects of the built environment, both on- and off-site (e.g., the cemetery, Stringtown).
 - ♦ Protect those attributes that make Bothell unique and set it apart from Bellevue. More specifically, Bothell has several distinct activity centers including the high tech corridor, the downtown, significant natural areas such as the Sammamish River, and active neighborhoods:
- ♦ Respect the natural features of the site, such that the campus serves a pedagogical purpose regarding responsive human use of the forest and the open space. Equally, the campus might manifest the hydrology and the geology of the region.
 - ♦ Restore wetland and stream ecosystem functions to more natural, complex and self-sustaining conditions. Target wetland functions by increasing wetlands: hydrology, biochemistry, plant communities, and fish and fauna support and habitat.
 - ♦ Design stream and wetlands mitigation to keep pace with and/or leap ahead of impacts associated with campus development and watershed urbanization.
 - ♦ Integrate campus and natural resource functions: encourage respect for natural resources and create public access to the site, including recreation and environmental education activities.
 - ♦ Balance environmental protection and public access to stream and wetlands ecosystem.
 - ♦ Maximize retention of forested upland.

Campus Form & Facilities Goals |

- ♦ Commercial activity on the site shall be located and designed to serve the student needs, but not to encumber the "idealized" learning environment.
- ♦ The information and resource area or library is the central focus of the campus.
- ♦ The university buildings define a hierarchy of common open spaces that foster a sense of community and provide space for both school gatherings and one-on-one conversations throughout the campus.
- ♦ The campus embodies a sense of permanence and quality of architecture that helps to attract and keep faculty and students.
- ♦ Facilities need to be highly flexible and adaptable to changing demands.
- ♦ Phasing assures the campus has a sense of completeness at any point in its development.

ROLES & MISSIONS

In 1994 the Washington State Legislature, upon recommendations by the HECB, authorized the creation of Cascadia Community College. This authorization specified, in part, that Cascadia Community College and the Bothell branch campus of the University of Washington be collocated.

The Campus Master Plan and Environmental Enhancement Program began with a definition of the Plan for Collocation. The elements of that definition include:

- ♦ The role and mission for each institution
- ♦ Preliminary descriptions of operating agreements between them
- ♦ The unmet education needs the two institutions will accommodate
- ♦ The blend of program offerings responsive to the unmet needs
- ♦ Estimates of functional and space program needs
- ♦ Descriptions of student support spaces, including role of technology on campus
- ♦ Provide educational programs that meet high academic standards while fostering student success. This requires that the members of the branch campus community be of the highest quality and maintain the highest standards in all phases of the branch campus's work.
- ♦ Provide academic programs designed to respond to the educational needs of a diverse population that includes employed commuting adults beyond the traditional college age. At the undergraduate level, the curriculum is comprised of upper division courses of study.
- ♦ Build and maintain strong ties with regional industries, businesses, civic agencies, organizations and other educational institutions, including neighboring community colleges, in order to satisfy the higher education needs of the central Puget Sound region. The branch campus is committed to serving the full range of ethnic, social, and economic groups that comprise the area's population.

University of Washington-Bothell (UWB)

Collocation Agreements

The role and mission of Cascadia Community College have not been formally adopted. The private sector group that assisted in the site selection effort for the new eastside community college compiled the following "working" or informal statement:

The new community college will provide its dynamic communities comprehensive education programs and services, which will be of the highest quality and accessible to all who want to learn. The college, through its open-door policy and strong commitment to teaching excellence, will serve the lifelong learning needs of its citizens through programs of academic transfer, occupational training, remedial education, and community services that are complementary to those of other regional colleges. In fulfilling that mission, the following goals have also been identified for Cascadia Community College:

- To commit the necessary resources to assure excellence in teaching, counseling, and support services, and to provide relevant educational experience so that all students achieve their goals.
- To create a social environment so that all will be conscious of, recognize, value, and respect cultural diversity and individual dignity.
- To develop a relevant and innovative curriculum for students who desire to learn, to monitor the progress of each student's course of study through individualized assessment and counseling, and to the college and student jointly responsive for their progress.
- To lead in the utilization of new teaching, and communication technology that impact why how and where students learn.
- To prepare students to be adaptable, productive, and immediate members of the work force.
- To develop flexible and responsive educational opportunities to meet the varied needs of a changing and diverse population.

- To achieve effective liaison among faculty and staff of regional colleges, to serve as a bridge between secondary schools, Lake Washington Technical College, and the UW Bothell Branch Campus.
- To foster partnership in cooperation with high-technology industries for access to state-of-the-art equipment, facilities, and expertise.
- To provide resources for professional development of faculty, staff, and management that is consistent with the high standard of excellence expected of them.
- To hold the faculty and administration publicly accountable for the achievement of the student and faculty by developing outcome-based programs that will demonstrate their success.
- To demonstrate evidence of sound institutional planning, efficient management, and achievement of college goals.

CAMPUS PROGRAM

The proposed campus will be developed in numerous phases, with an eventual student capacity of 10,000 full-time equivalents. This translates into approximately 20,000 individuals (including students, faculty, staff and visitors) with a projected peak population of approximately 7,400 individuals on the campus at one time.

Approximately 1.2 million gross square feet of buildings and 4,200 parking spaces are planned to accommodate this enrollment level. The schedule of this development will be subject to future legislative appropriations; however, full build-out of the campus is not anticipated any earlier than the year 2010.

Square Footage Breakdown for UWB/CCCC Campus

Space Type	Approximate Gross Square Feet	% of Total Space
Classroom/Office Buildings	377,100	33
Library	168,300	15
Student Services	146,100	13
Performing Arts	30,800	2
Physical Plant	54,500	5
Gym	34,600	3
Daycare	53,800	5
Teaching/Laboratory Buildings	<u>278,600</u>	<u>24</u>
Total	1,143,800	100%

A unique consideration of this collocated campus is the shared space, providing benefits to both institutions. A preliminary breakdown of these spaces by level of commonality is listed below. This information was used for master planning considerations; further refinement of the campus space program will better define the shared spaces and the nature of their commonality.

Shared Spaces

Space Categories for UWB/CCC Campus

Common Facilities	Joint Simultaneous Use	Coordinated Use	Dedicated Facilities
<ul style="list-style-type: none">♦ Library♦ Computer Labs (some)♦ Transfer Center♦ Multimedia Centers (some)♦ Child Care♦ Security♦ Maintenance/ Central Plant♦ Parking♦ Student Center/ Union♦ Book Store♦ Copy Center♦ Personal Counseling♦ Food Services♦ Health Care♦ News & Sundries	<ul style="list-style-type: none">♦ Admissions♦ Advising♦ Financial Aid♦ Registration♦ Career & Placement♦ Counseling	<ul style="list-style-type: none">♦ Assembly/ Performing Arts♦ Classrooms (some)	<ul style="list-style-type: none">♦ Administration♦ Computer Labs♦ Classrooms (some)♦ Multimedia (some)♦ Faculty Offices♦ Academic♦ Advising♦ Writing Center

- ♦ *Common facilities* have minimal or no assignment of space to one or the other institution.
- ♦ *Simultaneous or joint use facilities* house functions each institution performs that should be in one area for reasons of service and economy. Separate institutional identities and space may exist within the larger joint use area. Students and others are guided to services of one or the other institution.
- ♦ *Coordinated use facilities* are used by one or the other institution, separately and at different times. Examples include the performing arts facility and classroom spaces that are not assigned to either institution.
- ♦ *Dedicated facilities* or spaces are those provided primarily for the use of one or the other institution.

Technology Impact on Space Requirements

Underlying the space estimates are a number of assumptions regarding the role of technology on the new campus that are important to the physical master planning effort. The assumptions include the use of distance learning classrooms, information competency, and media accessibility based in the library, and computer adaptable classrooms instead of laboratories.

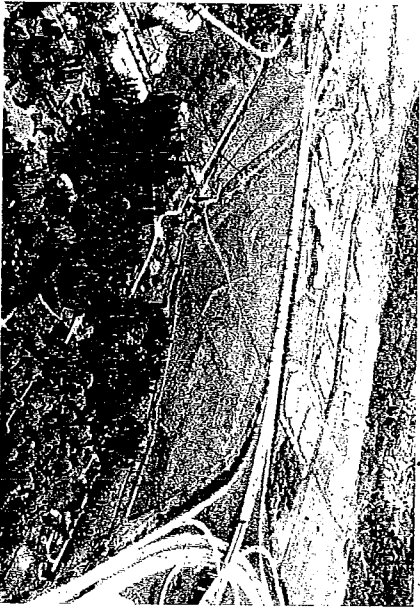
PARKING DEMAND/ TRAVEL DEMAND MANAGEMENT

It is estimated that approximately three-fourths of 9,650 students, faculty, staff, and visitors coming to the campus on a typical day would be there at one time (approximately 7,400 individuals). The adopted campus transportation demand management goal of 60% transit/HOV (15% transit, 45% HOV), yields a daytime parking demand of 4,200 spaces. This means that 60% of the people coming to the campus (at build-out on peak weekdays) would arrive via transit or carpool.

The evening parking demand assumes typical peak hour suburban transit and carpooling rates to reach an estimated demand of 4,200 spaces. Therefore, if the peak daytime transportation demand management goal can be achieved, parking provided to meet the evening demand will also be sufficient to meet daytime demand.

One of the major benefits of phasing the campus development is the ability to adjust future construction phases to accommodate needs as they evolve. The campus development will be time-phased depending on availability of State construction funding, with Phase I scheduled for construction in the 1998-1999 time frame. Build-out of the campus is not anticipated before the year 2010 and may occur over a much longer time frame. Part of the campus transportation demand management program would include monitoring of transit and carpooling rates. The results of the monitoring will help determine the amount of parking needed on campus for future phases. The campus, at build-out, has the ability to accommodate from 4,200 to 6,600 parking spaces on-site. If monitoring shows that the lofty transportation demand management goal for transit/HOV is not being met, the campus has the physical space to expand on-site parking, if needed.

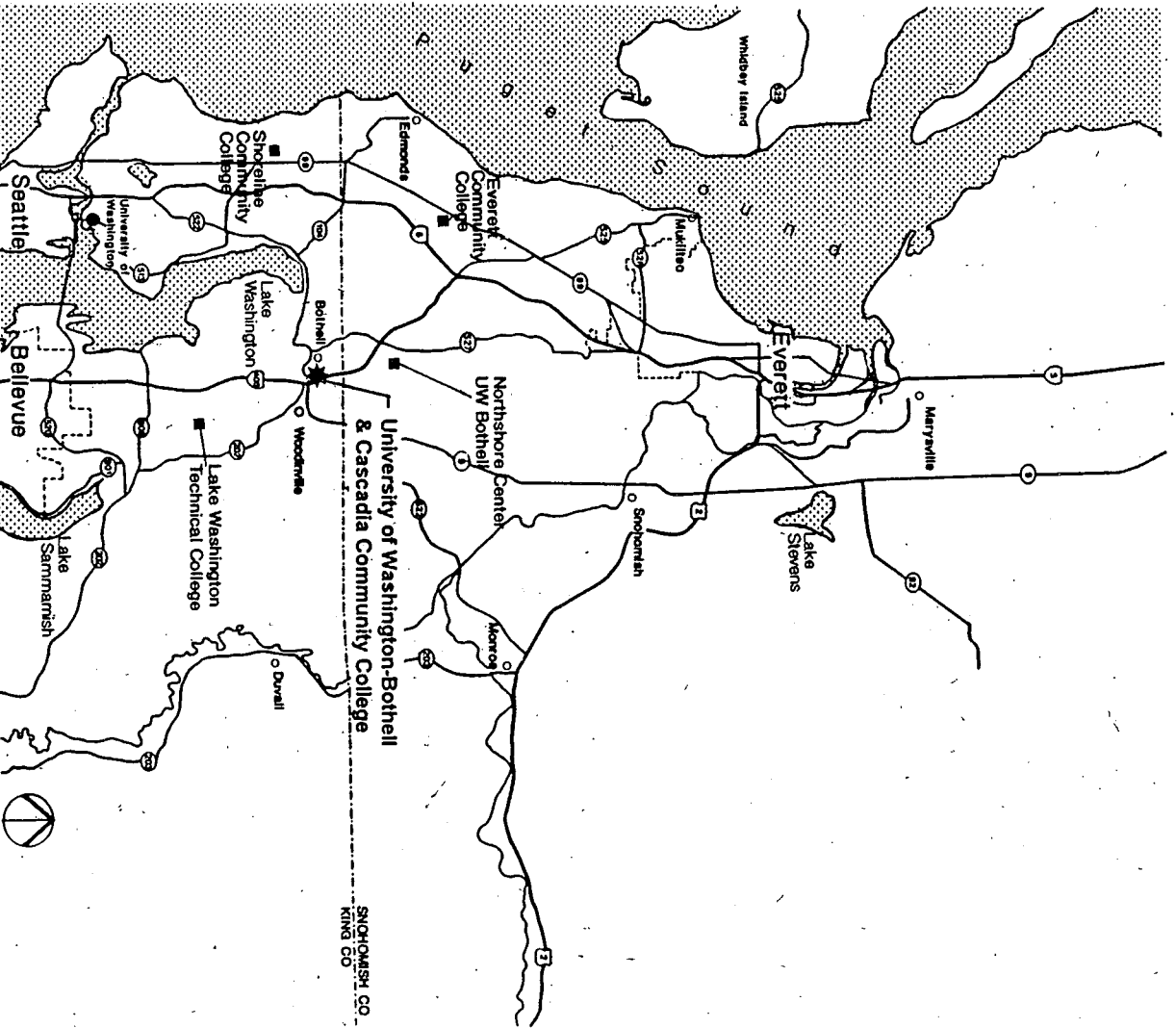
SITE CHARACTER



The majority of the 130-acre proposed campus site is currently undeveloped. It lies in the northwestern quadrant of the I-405/SR 522 interchange in Bothell. The lowland portion of the site consists of pasture where cattle graze, cultivated fields, and North Creek, which flows into the Sammamish River just south of the campus site. The Truly house, farm structures, and related out-buildings are located on the hillside in the central portion of the site. The upland area contains mature deciduous and coniferous forest and is mostly undeveloped except for a few structures, including a small commercial nursery, and a gravel access road through the site.

The collection of parcels commonly referred to as "Stringtown" is located in the upland plateau area of the proposed campus site and consists of either vacant or single-family residential parcels. One residence, the Chase house, is an historic resource. The site lies approximately 1/2-mile to the east of downtown Bothell.

REGIONAL CONTEXT MAP



AERIAL PHOTO OF SITE

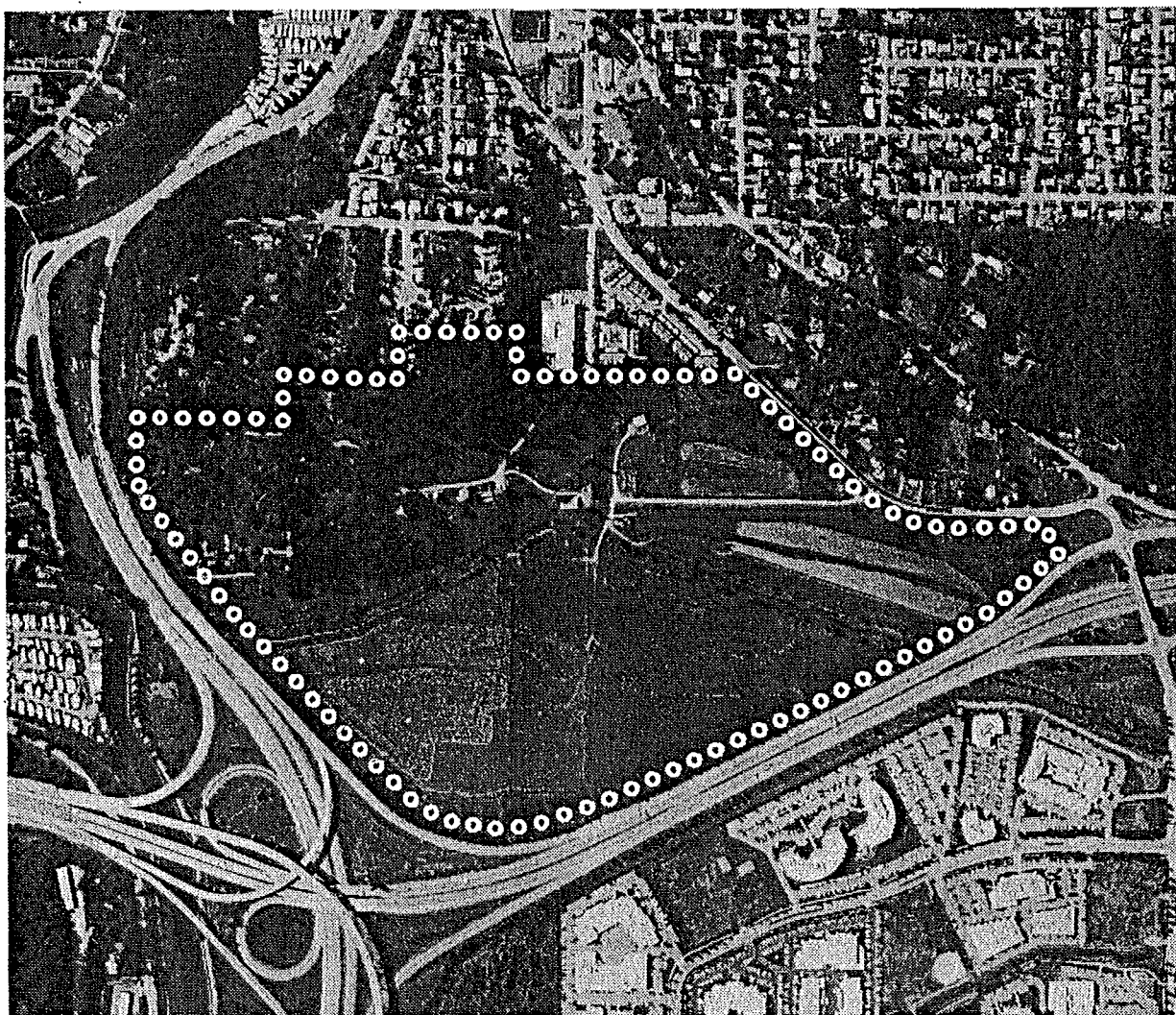
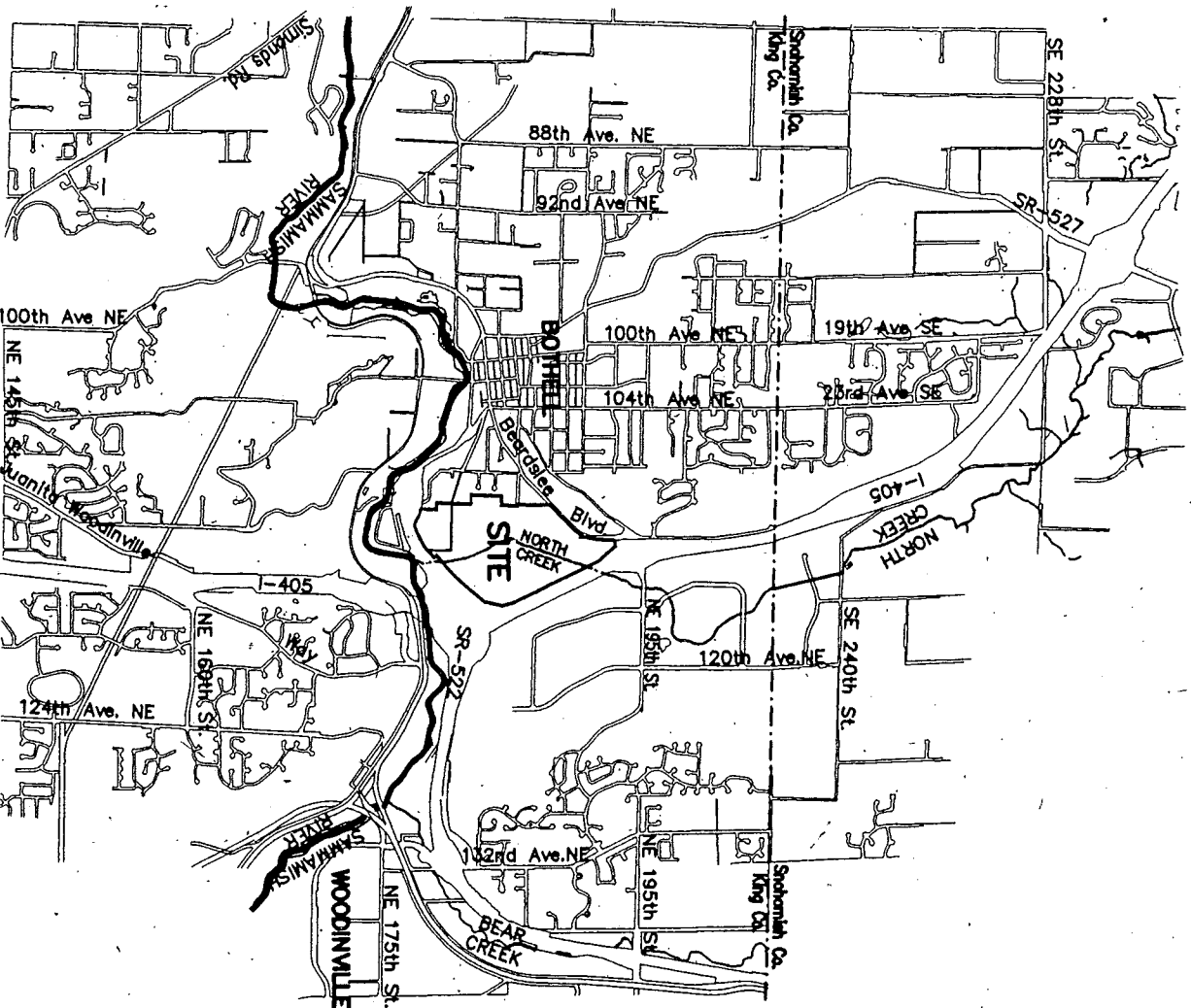


Photo by Walker and Associates, Inc

| Campus Site

BOTHELL COMMUNITY CHARACTER/ CONTEXT

Many potential linkages to downtown Bothell are available from the campus site. The planned civic center, the proposed Bothell transit center, Bothell Landing Park, and the Sammamish River trail are all adjacent to the site or close by. The campus site is able to provide the connection of the North Creek trail and the Sammamish River trail, linking two major regional pedestrian and bicycle trails. Pedestrian connections to downtown Bothell are potentially feasible via N.E. 185th Street and N.E. 180th Street. The western, upper portion of the campus site provides a smooth transition from downtown Bothell to the floodplain of the North Creek valley. A critical stand of mature second growth forest on the campus site provides a visual link between the floodplain and upland area of Bothell. The sense of place at the campus site is largely determined by the visual transition from the upland hillside to the floodplain.



SITE HISTORY

The site area is within the former territory of the Sammamish Indian band, which is considered to be part of the Duwamish group. Descendants may have been affiliated with the Suquamish, Duwamish, Tulalip, Snoqualmie and Muckleshoot. Later settlement occurred with the claims patented in 1872-1873 by George Rutter Wilson and William Bramwell Bishop, which included the Truly Farms and Stringtown areas. Logging, agriculture, and dairy farming were predominant activities. The Stringtown houses were constructed beginning in the late 1800s.

The Truly Farm

Most of the Truly Farm property has been actively and continuously farmed by a series of owners including: George R. Wilson, who homesteaded the land in 1870, Benjamin and Lily Boone, who purchased it around 1924, and Richard Truly and the late Beverly Boone Truly, who acquired the site in 1962.

Wilson logged the old growth timber to finance early investment in the farm, where he grew apples, potatoes, and other vegetables as well as cultivated roses. In 1880 North Creek was converted into a log flume. This flume straightened and ditched the channel for the conveyance of timber from logging areas upstream to the Sammamish River and, ultimately the lumber mills on the shores of Lake Washington.

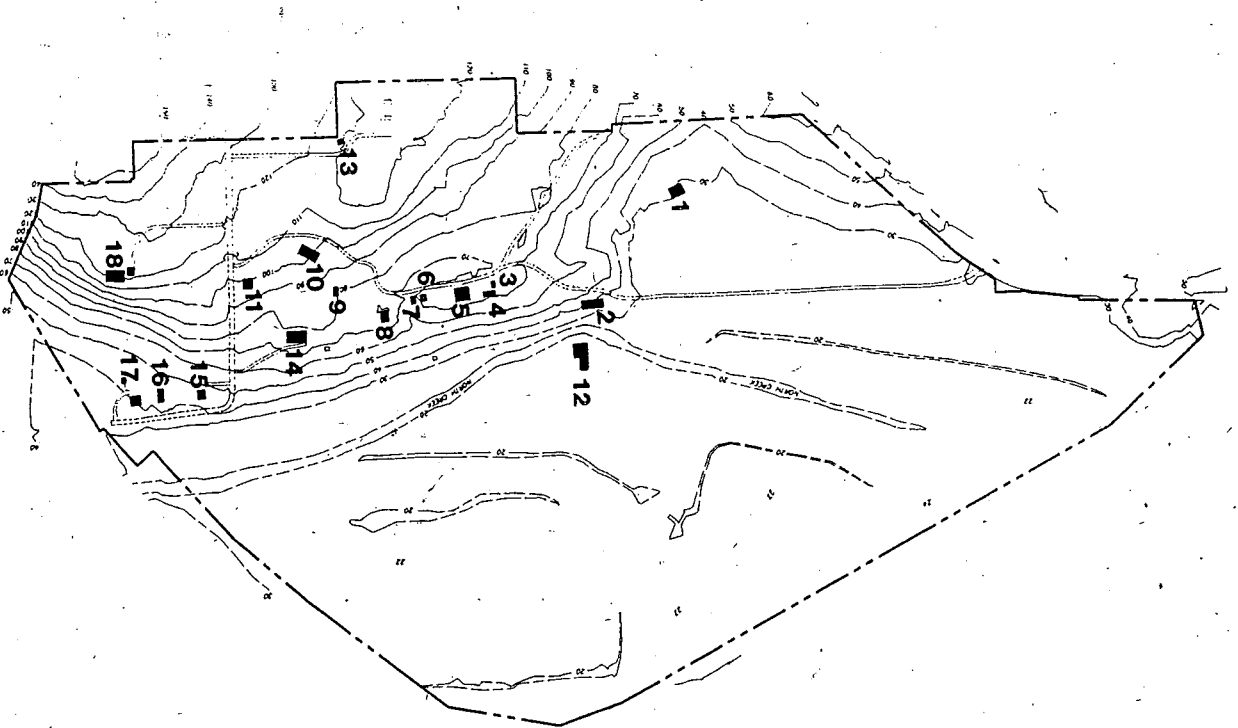
In 1916 the land was acquired by the Boone family, who joined with neighbors to create a 500-acre farm and ranch. Boone raised cattle and was a cowboy at heart, helping organize the Ellensburg and Pendleton Rodeos. Often Boone would bring his cowboy buddies back to the ranch for an old-fashioned rodeo. Boone also built a series of ponds, controlled by flood gates, for duck hunting. From 1962 to 1984 the Truly family continued ranching, growing alfalfa, clover and corn for the cattle. As recently as 1993, hay was harvested, corn grown, apples picked and the annual round-up was held.

Stringtown

The Bothell community's first residential development was known as Stringtown, named for the string of houses that lined the road leading to the wooden bridge across the Sammamish River, then called Squak Slough. This was once the only route from Bothell to Woodinville. One of these Stringtown houses is a registered historic structure, the home of Bothell's first physician, Dr. Rueben Chase. Dr. Chase used his home as both an office and the community's first hospital. After serving in the Civil War, Chase moved west. The doctor is credited with stopping a typhoid epidemic in Bothell.

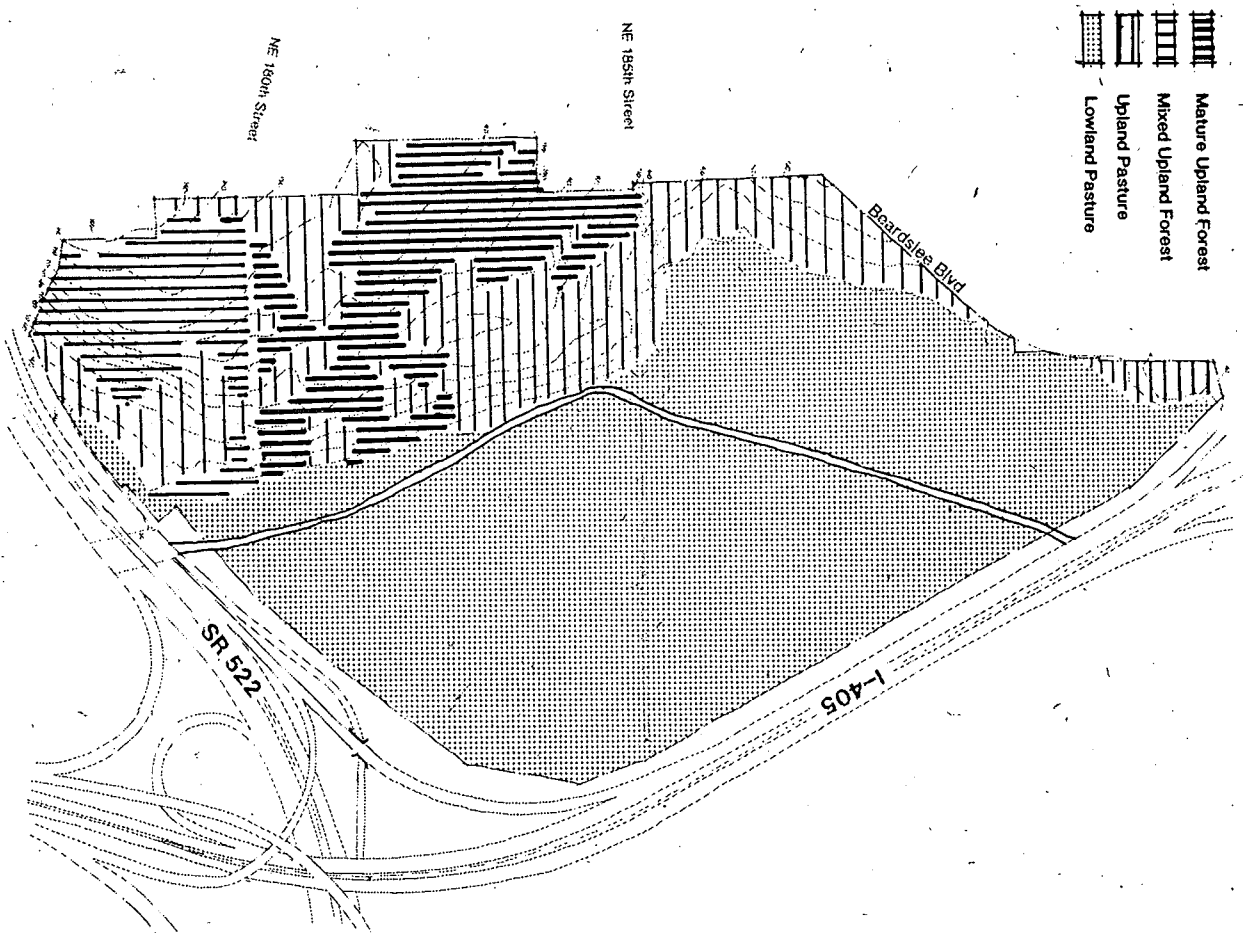
HISTORIC & CULTURAL RESOURCES

The nearby Bothell Cemetery (108th Avenue and N.E. 180th Street) is listed in the State Register of Historic Places. The City of Bothell has nominated the cemetery for listing in the National Register. Both the Truly Farms homestead and the Chase House will remain on-site in the proposed campus plan.



Legend

- 1 Meat-Packing Business
- 2 Hay Barn
- 3 Root Cellar
- 4 Garage/Wash House
- 5 Main House
- 6 Machine Shop
- 7 Storage Shed
- 8 Horse Barn
- 9 Hired Hand House
- 10 Residence (<50 years old)
- 11 Residence (<50 years old)
- 12 Cattle Pens
- 13 North Creek Landscaping
- 14 Simulated Log Cabin
- 15 Jamison House
- 16 1936 House
- 17 Dr. Reuben Chase House
- 18 Residence (<50 years old)



VEGETATION

The historic floodplain (below 30 feet) has been used for grazing and farming, while the hillside are primarily forested and are used for grazing, farming support structures and activities, and single-family residences.

The campus site is located within the Tsuga Heterophylla Forest Zone of the Puget Trough Province. The upland portion of the proposed campus site contains significant mature second growth evergreen forest areas. This forest area consists primarily of Douglas fir, Western hemlock and Western Red Cedar. Common forest understory species include vine maple, sword fern and salal. Other common, but less mature trees in the upland area include red alder and black cottonwood.

The floodplain portion of the site consists mostly of herbacious species including reed canarygrass, annual bluegrass, hedge bindweed, and lady fern. The most common tree in the floodplain is Sitka willow, while the most common shrub is Himalayan blackberry.

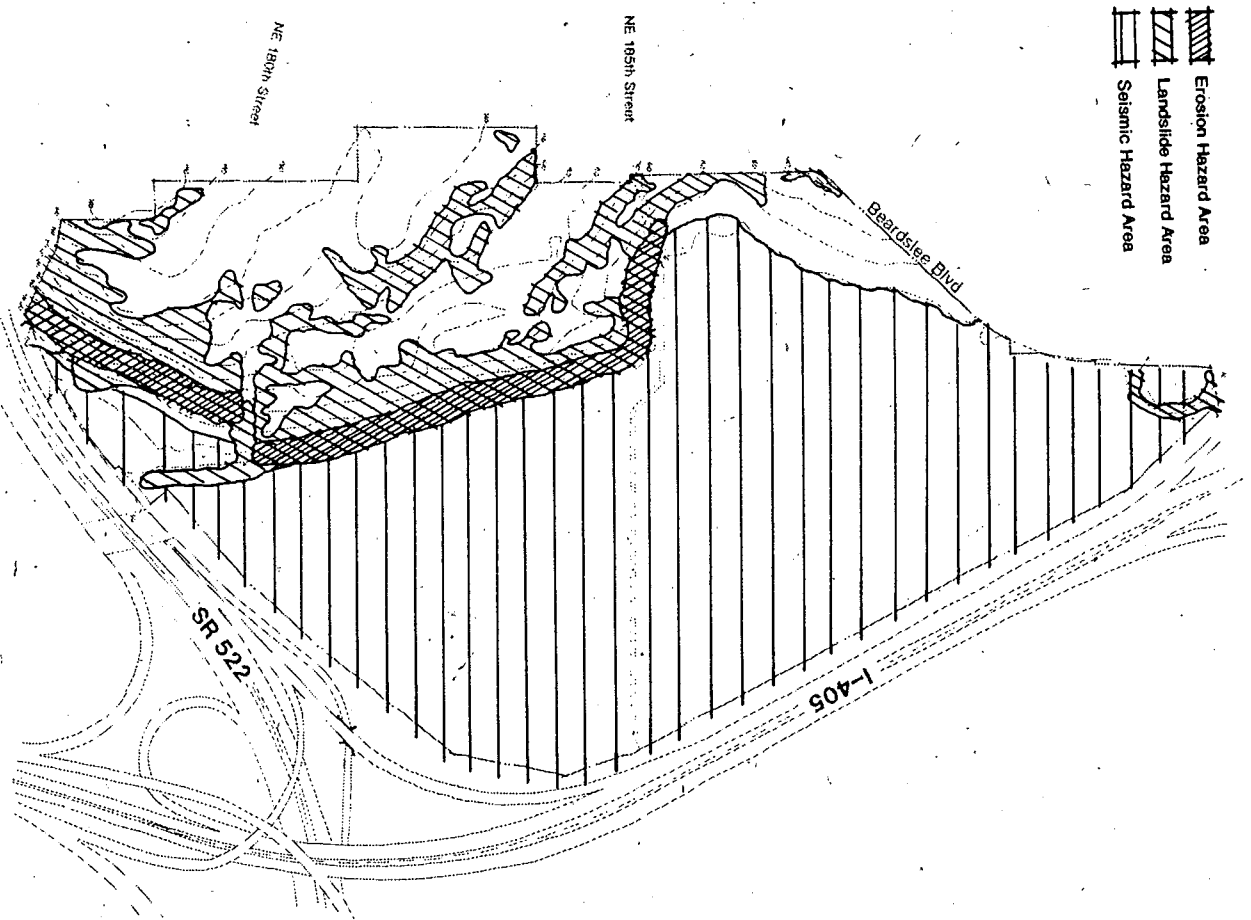
GEOTECHNICAL / SOILS

Geologic and topographic conditions within the site and surrounding region are primarily the result of several regional glaciations and subsequent erosion and valley infilling.

The upland slopes comprise a till ridge that extends north from the site. Till is a mixture of clay, silt, sand, gravel and occasional cobbles and boulders deposited directly beneath glacial ice. The till is underlain by a variable thickness of advance outwash that consists of dense, stratified sand and gravel. Older, pre-Yashon sediments, including hard silts and clays with lenses of sand and gravel, are situated beneath the glacial deposits and may be present at the ground surface in locations near the base of the western slopes.

Recent alluvium is encountered in the valley below about elevation 30. Alluvium is also encountered up to elevation 56 in the southwestern portion of the site. The recent alluvium consists of soft peat, organic silt, silt and clay. The recent alluvium is underlain by recessional outwash consisting of medium-dense to very dense sands with varying amounts of silt, and medium-stiff to hard silt with varying amounts of sand to depths of approximately 100 feet.

EROSION, LANDSLIDE & SEISMIC HAZARDS



The City of Bothell's regulations define erosion hazard areas as those areas containing soils that, according to the SCS soil classification system, might experience severe to very severe erosion hazard. Soils on the site that meet this definition include the portions of the western slopes that are steeper than 15%. Small areas of slopes greater than 15%, but less than five to six feet in total relief, were not considered erosion hazard areas.

Landslide hazard areas are defined by Bothell's regulations as slopes greater than 15% that are underlain by impermeable soils, frequently interbedded with permeable granular soils and that are characterized by springs, seeps, or saturated conditions. The portions of the western slopes that include zones of seepage and saturated soil, generally along the base of the slope, are considered landslide hazards by this definition.

The Puget Sound area is a seismically active region. Seismic hazard areas, with loose sandy soils or a shallow ground water table, include much of the floodplain and portions of the lower slopes in the northern portion of the site. The proposed campus buildings are not located in these areas.

GROUND WATER

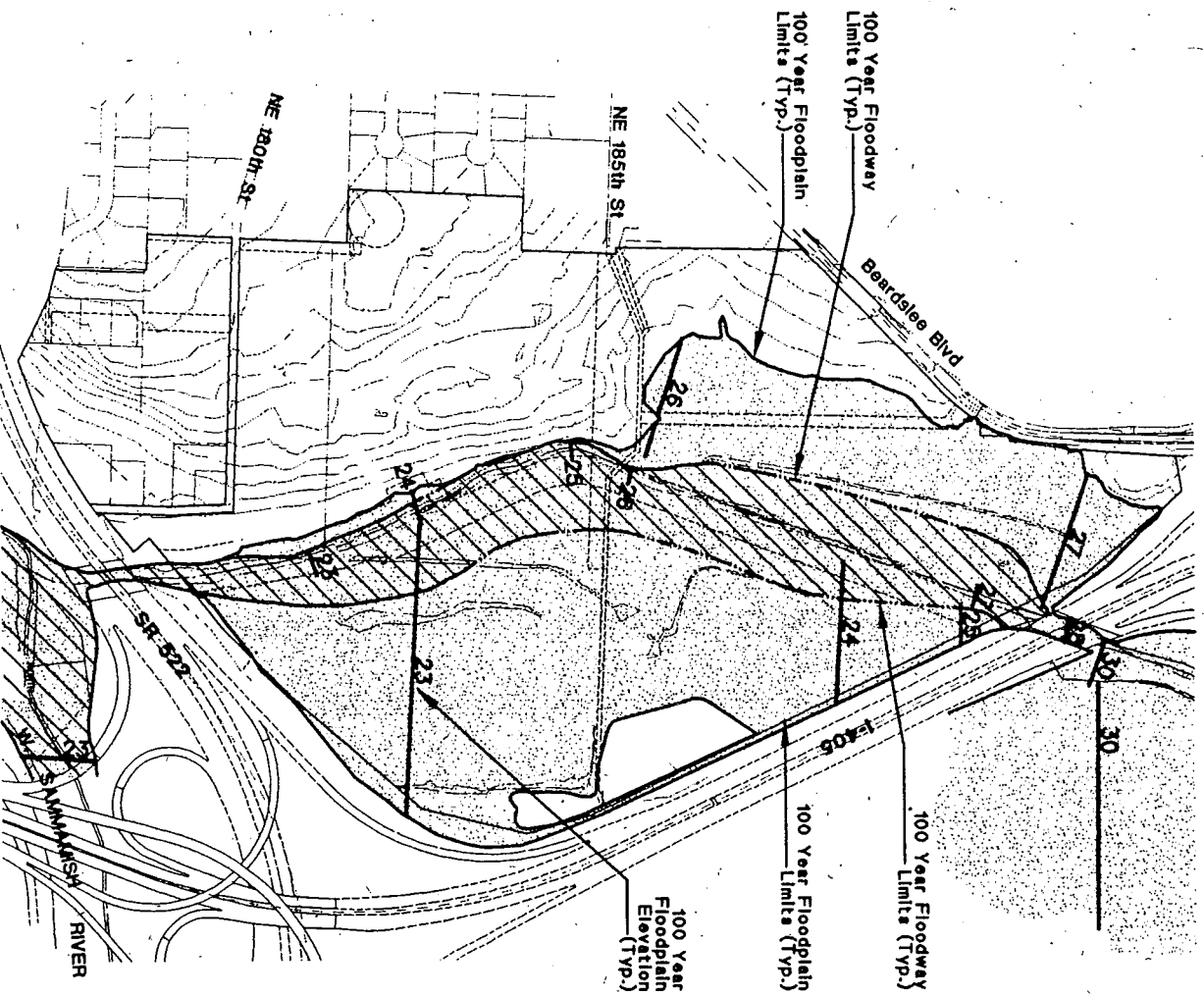
Ground water seepage emerges year-round on the western slopes south of N.E. 180th Street between elevation 60 and elevation 72, where several springhouses are located to collect and store the water. Seepage also emerges from a zone along the base of the western slopes between elevation 30 and elevation 40.

SURFACE WATER

The project site can be separated into two drainage areas, the hillside, along the west side of the project site (above elevation 30), and the lowland along North Creek. Existing hillside surface flows are primarily sheet flows from the higher elevations to the lowland. The agricultural lowland includes 6,500 lineal feet of drainage ditches which drain to North Creek. North Creek discharges into the Sammamish River approximately 500 feet downstream of the southern boundary of the site.

FLOODING CHARACTERISTICS

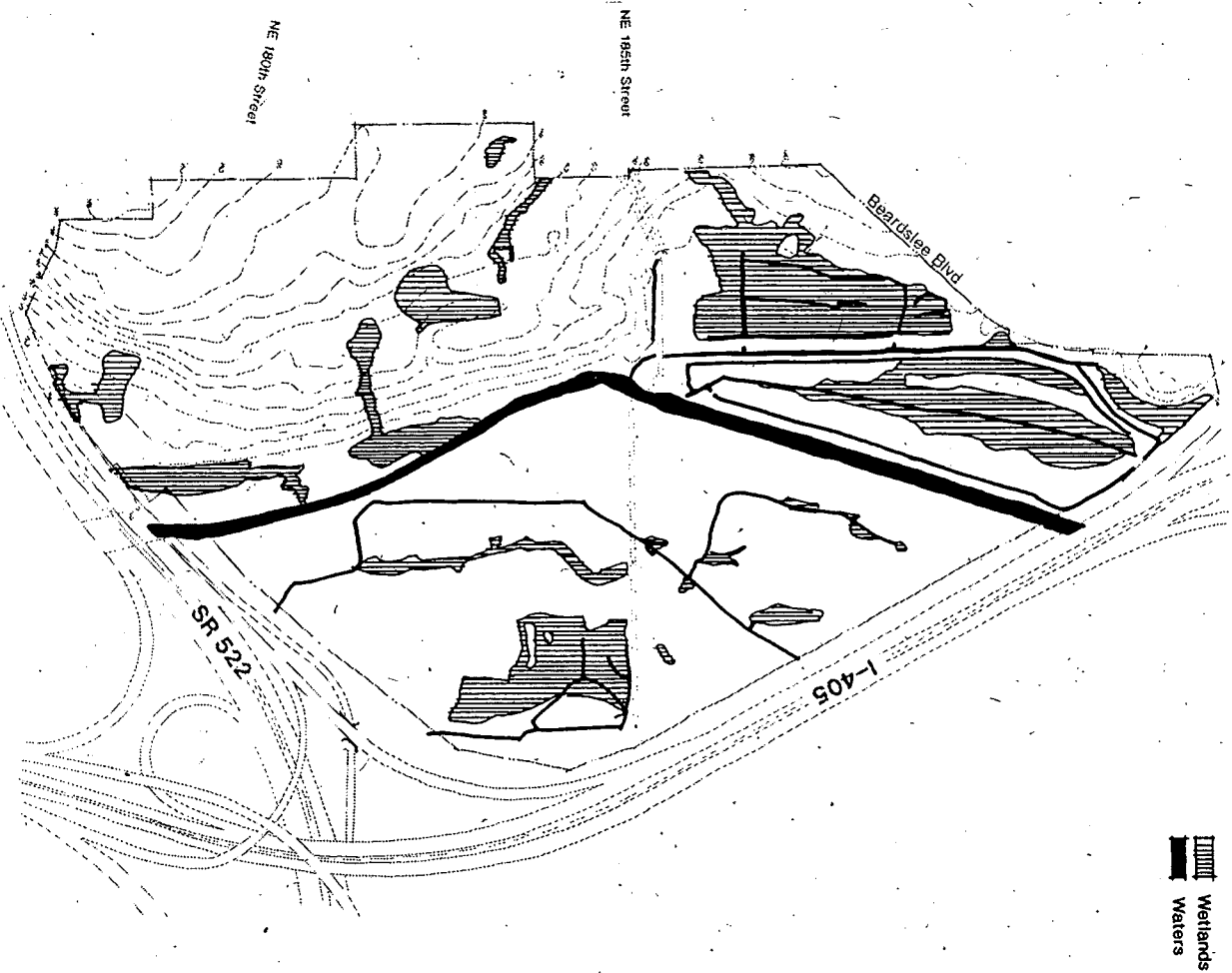
Lake Washington and the Sammamish River have only a minor influence over flooding that occurs on the property. In the 1980s levees were raised on the Truly Farms-Stringtown site adjacent to the North Creek channel. Existing flooding conditions include the 100-year floodplain, which overflows the banks of North Creek.



WETLANDS / WATERS OF THE U.S.

Delineation of waters of the U.S. (according to the technical criteria of the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual), including wetlands, shows that the extent of wetlands / waters is approximately 26.6 acres.

The wetlands on the floodplain are predominantly palustrine emergent persistent marsh. Waters of the U.S. within ordinary high water of North Creek and the agricultural ditches are predominantly riverine unconsolidated bottom. The wetlands on the hillside are predominantly palustrine forested, although palustrine scrub-shrub and palustrine emergent persistent marsh are also found on the hillside.



CLIMATIC CONDITIONS

The project area can be characterized as a marine climate, with cool, moist winds from off the ocean. Winter is typically rainy (mid-October to spring) due to marine disturbances over the Pacific Ocean. Daytime temperatures are in the 40s and 50s with nighttime near 30 degrees. Once or twice each winter movements of cold polar-continental air from northern Canada move south over Washington. Daytime temperatures may drop to zero during this time. Rainfall averages four to nine inches per month from November through February. Winter snow is minimal (under a foot at sea level). During the spring, periods of improved weather associated with high pressure systems lengthen. Daily high temperatures average 70 to 80 degrees during July, August and September with nighttime lows in the 50s and 60s. Rainfall averages one inch per month in July and August and two inches per month in May, June, and September.

HABITAT

In the late 1800s a complex array of wildlife habitat area was available to support a variety of wildlife species.

In 1916 Lake Washington was lowered following the opening of the Hiram M. Chittenden Locks in Ballard. As Lake Washington waters receded, the elevation of the surface waters of the Sammamish River lowered and receded from the site. North Creek was channelized and leveed and the site was logged extensively. By the 1930s the lowland portion of the site was actively farmed. This change in land use mirrored changes throughout the region. The extensive loss of wildlife habitat reduced or eliminated the populations of many wide-ranging species. Currently, the regional landscape supports species typically adapted to urban and suburban settings.

The lowland portion of the site supports a small set of species typical of rural pastures, the most common of which are rodents (e.g., mice, voles, and gophers). The presence of these species allows the lowland portion of the site to be used by raptors for hunting. Some waterfowl, herptiles, and fish also use the lowland portion of the site. The upland portion of the site is disconnected from regional forest patches by ruralization and urbanization, so it is a small island patch unable to support many of the species typical of forested environments. Species that remain are those that are typically adapted to small home ranges.

WILDLIFE, FISH & UNIQUE SPECIES

Birds

The most common birds observed using the site are ducks, geese, songbirds, woodpeckers and raptors. Mallards were the most abundant waterfowl observed during site visits (Summer 1994-Winter 1995), followed by gadwall and Canada geese. During the fall and winter, waterfowl numbers are significantly higher than summer months. Raptors (red-tailed hawks, northern harriers and American kestrels) hunt over the open pastures on the proposed project site. Local residents have reported observing bald eagles and barn owls; however, no raptor nests have been observed on the site. Songbirds were observed using pastures as well as trees and blackberry patches throughout the year.

Mammals

Mammal species using the site are those adapted to rural and urban environments. In the lowland pasture the most common mammal species are rodents. Mice, hares, voles, shrews, and ground squirrels all use the site for forage, cover, mating, and nesting purposes. Coyote and blacktail deer are occasionally observed in urban environments, and they may use the site for hunting and/or foraging and as a transportation corridor. The forested uplands and waters/wetlands of the hillside support additional populations of tree squirrel, chipmunk, raccoon, and porcupine using the site for forage, cover, mating, and nesting purposes. Additionally, urban environments commonly support populations of feral dogs and cats, and it is likely that the site is used by such mammals.

North Creek is an important salmonid producing tributary on the lower Sammamish River. Coho and chinook are the principal salmon species; while sockeye salmon is also listed, these are probably kokanee, the non-anadromous form of sockeye salmon. Both migratory and resident coastal cutthroat trout also use the stream, as do steelhead and resident rainbow trout. North Creek primarily serves as a corridor for migration to spawning areas upstream and for out-migrating juveniles and smolts. There are no records of spawning within the proposed project area, only upstream.

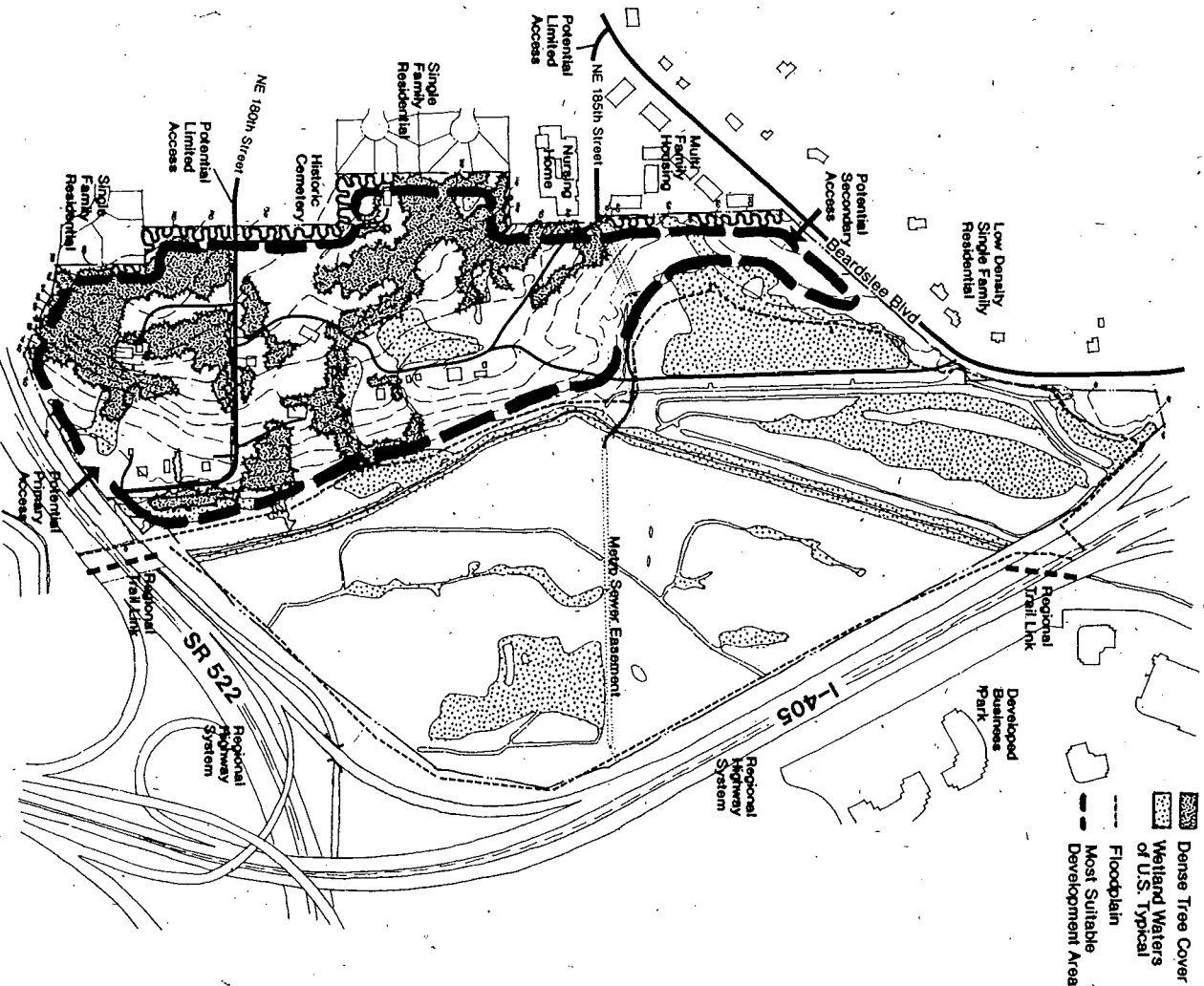
The Washington Department of Fish and Wildlife report no records of threatened or endangered species on or in the vicinity of the proposed project site. Local residents have reported seeing bald eagles in the proposed project area; however, there has been no confirmation of site utilization by bald eagles for hunting and/or roosting.

Fish

Threatened and Endangered Species

OPPORTUNITIES & CONSTRAINTS

The east facing hillside is the most suitable area for development. This area contains potential amenities such as the mature grove of evergreen trees, while avoiding the majority of wetlands and floodplain areas.



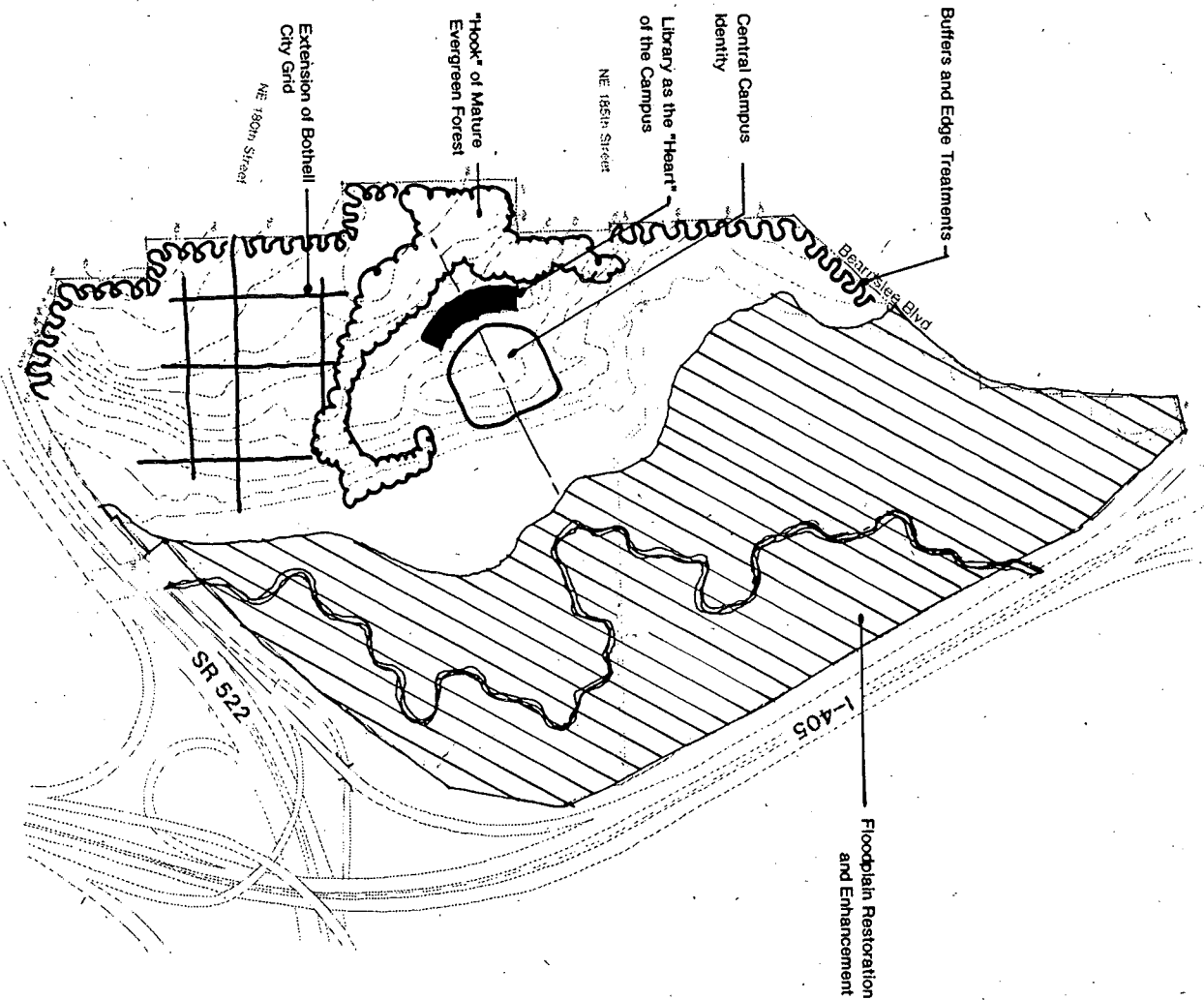
| Campus Master Plan

PREFERRED CAMPUS FORM

One of the primary issues for a collocated campus is the identity of each institution and how it should be expressed.

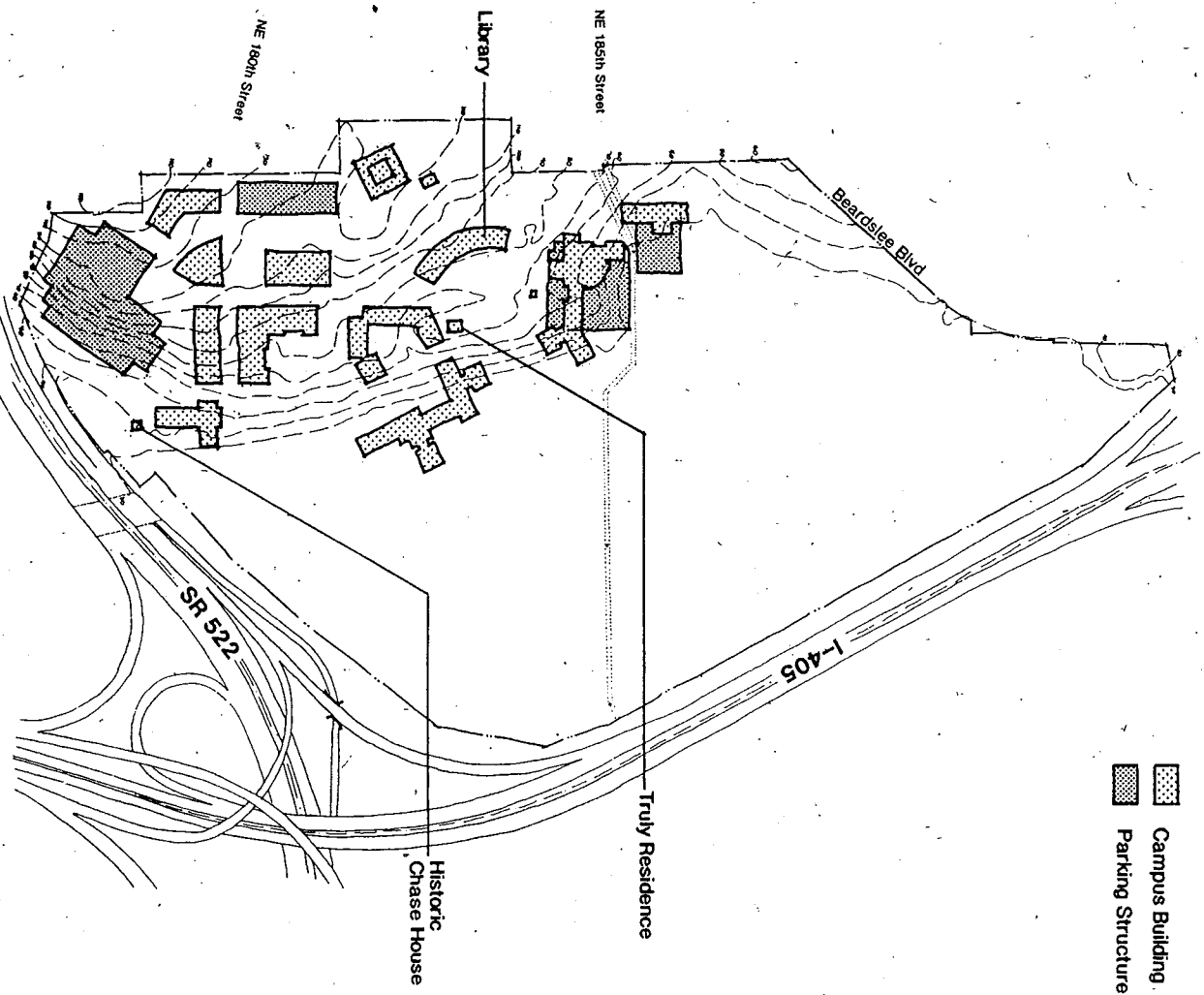
- ♦ Should each institution have a separate, distinct identity, from the identity of the other institution?
- ♦ Should both institutions share an equal, common identity on the campus?

The preferred campus form represented both institutions equally and drew key characteristics from a series of initial alternatives.



Master Plan Precepts

- ♦ Create one sense of place with a central campus identity and assure a balanced treatment of each institution's identity.
- ♦ The library should be the heart of campus, prominently placed at the center.
- ♦ Combine the geometry of the community street system with the topography of the site. The grid of Bothell should extend into the site, wrapping around the hillside as it steps down toward the lowlands.
- ♦ Reinforce and strengthen the natural features of the site by retaining critical stands of mature trees and returning North Creek to its floodplain.
- ♦ Provide places for informal interaction between students, faculty and staff.
- ♦ Create an "approachable atmosphere," which is particularly important to adult, returning or new-to-higher-education students.
- ♦ Provide clarity in wayfinding and security in campus circulation.
- ♦ Assure parking convenience. Concentrate the parking on the south portion of the site to separate people from their cars as soon as they enter the site. Explore pedestrian options from the parking areas to the campus.

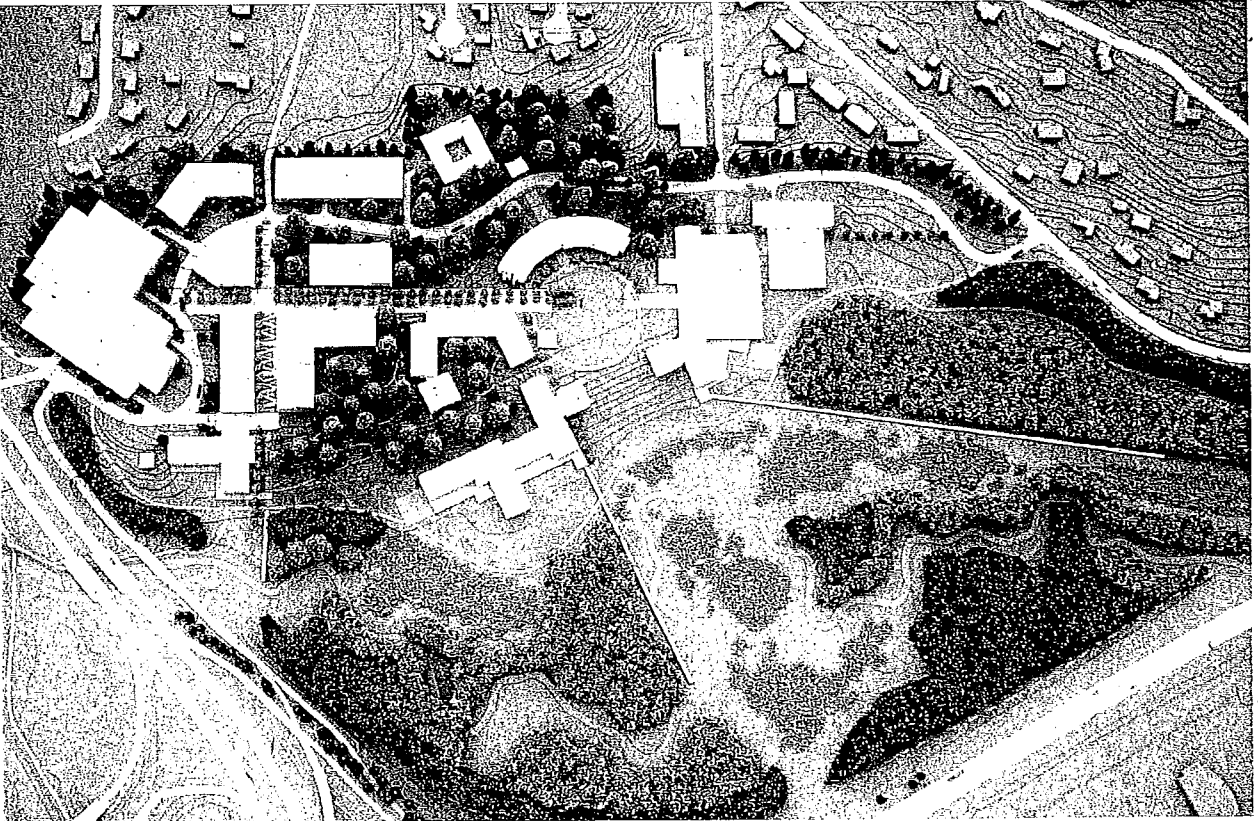


CAMPUS MASTER PLAN

The defining image of the campus is the interface between the built campus environment and the restored floodplain. The lower campus buildings form the urban edge of Bothell as it pushes out from the hillside above. The "hook" of mature evergreen forest is the visual connection between the upland and the lowland, adding a sense of permanence to the campus.

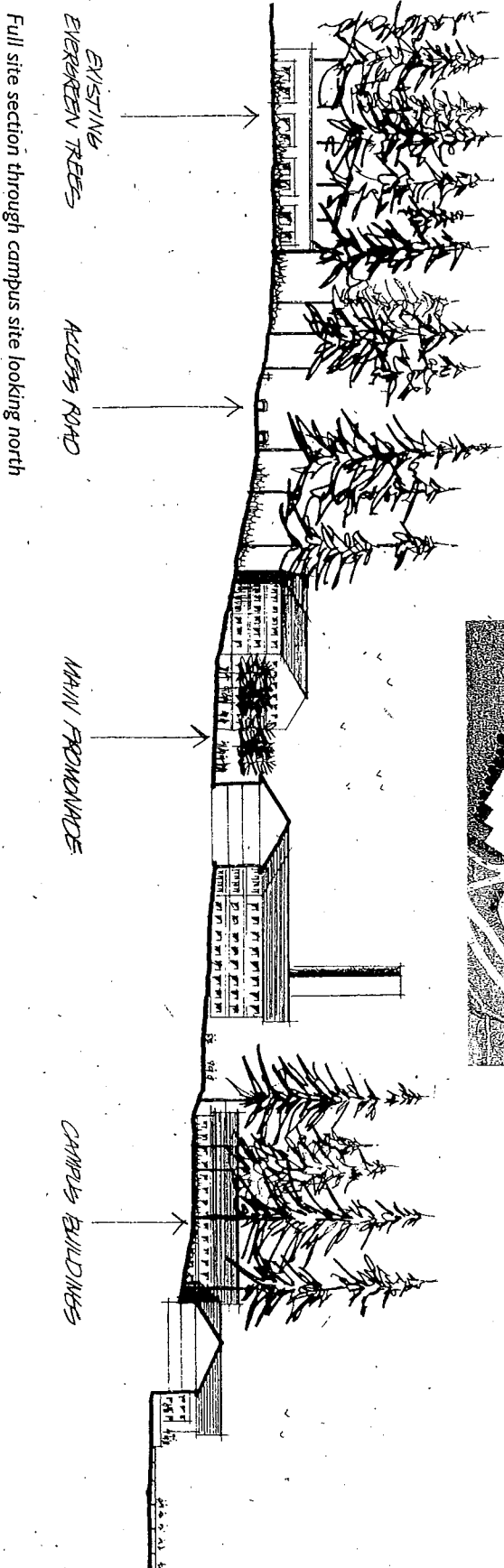
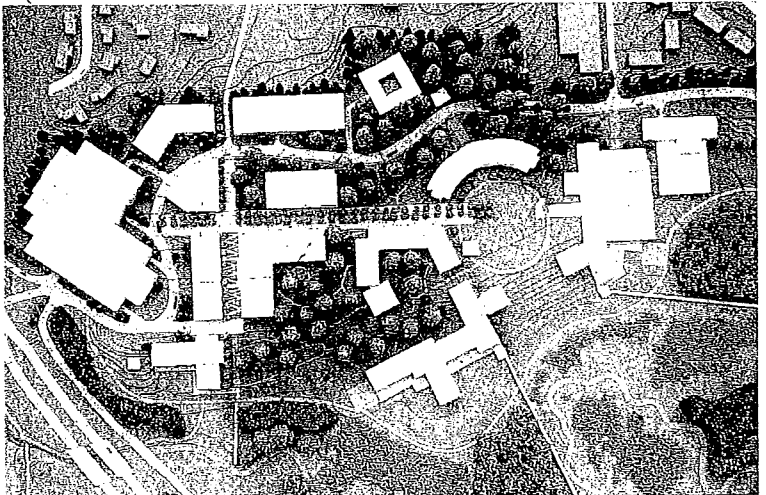
The clear orientation of buildings, open spaces, and circulation helps make the campus an approachable, welcoming, and understandable collegiate atmosphere. Architecturally prominent campus features, such as the library building, help to provide familiarity on the campus site.

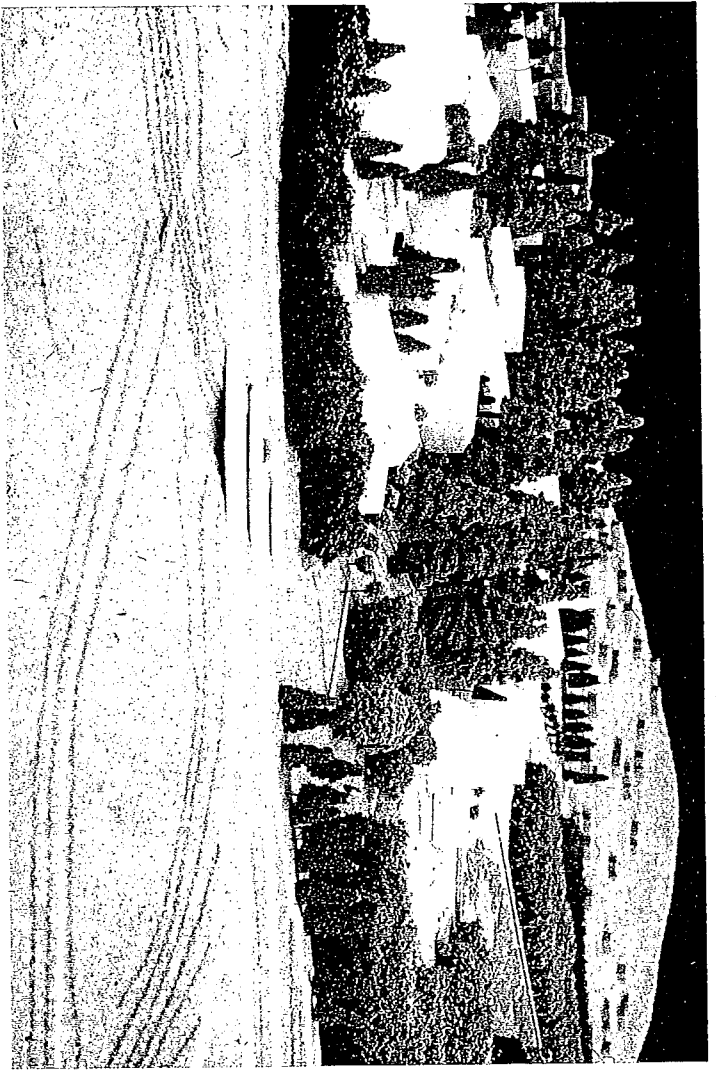
The main access to the campus is from SR 522 at the south portion of the site. Secondary campus access is from Beardslee Boulevard at the north portion of the site.



Main site access from SR 522

The lower campus buildings push out into the restored floodplain of North Creek. Meadows frame this lower campus edge, defining the interface with the natural environment.

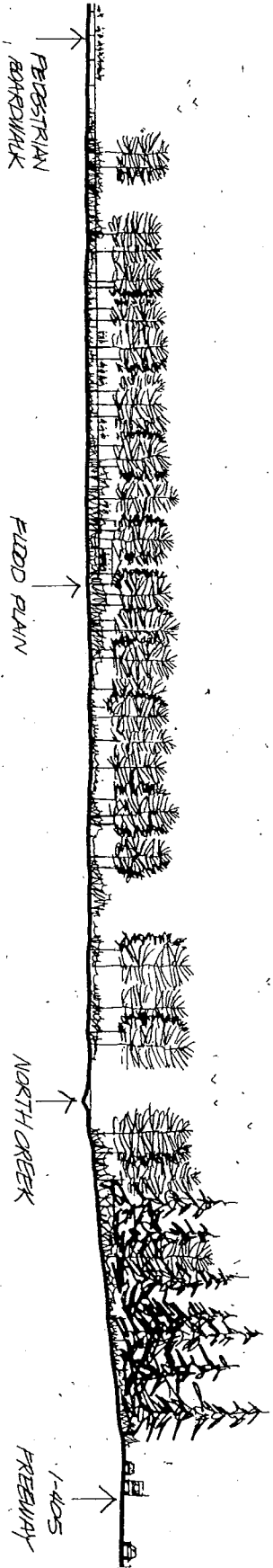




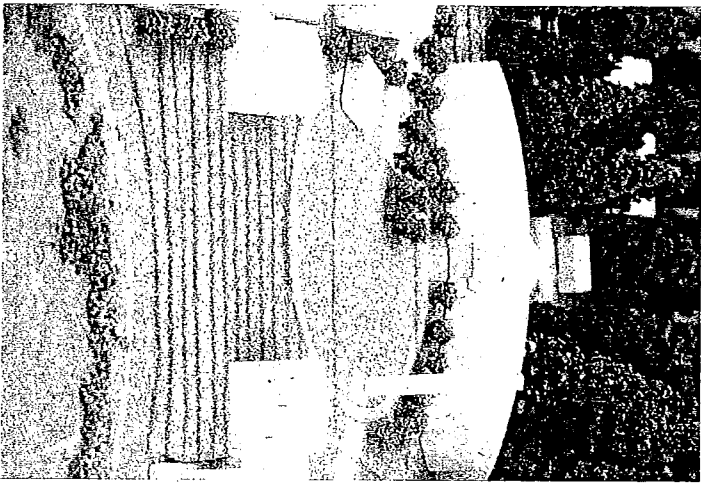
Aerial view looking northwest



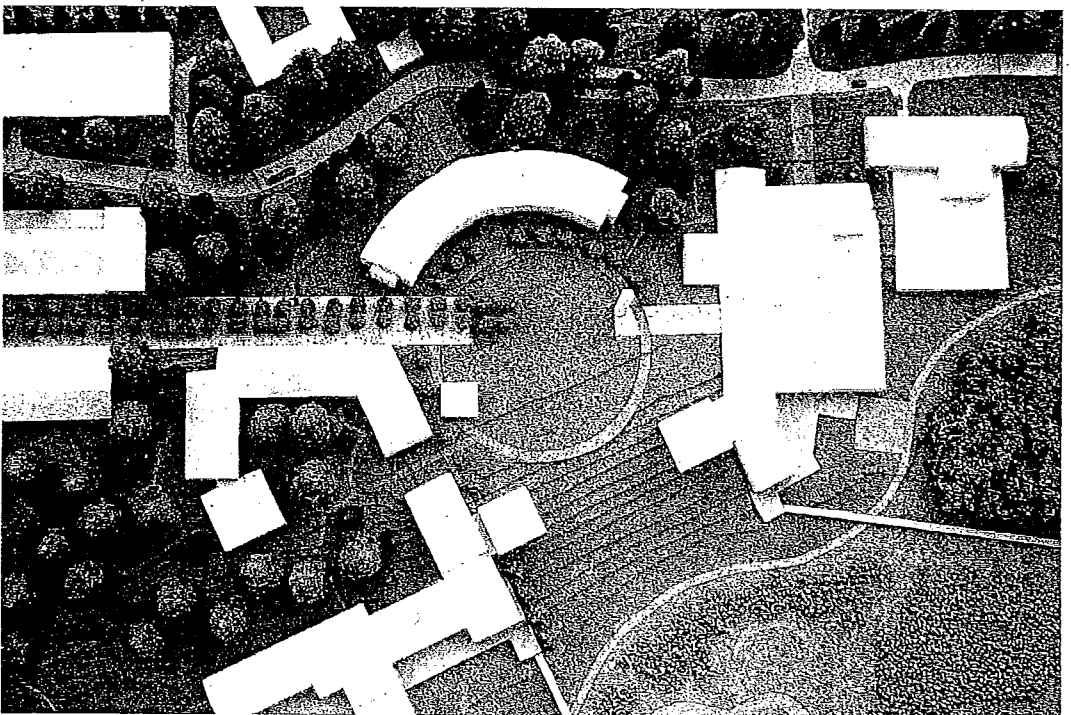
Aerial view looking southeast



The focus of the built campus form is the green bounded by the most architecturally prominent buildings on the campus, and a backdrop of mature evergreen forest. These buildings give separate but equal billing to each of the institutions.



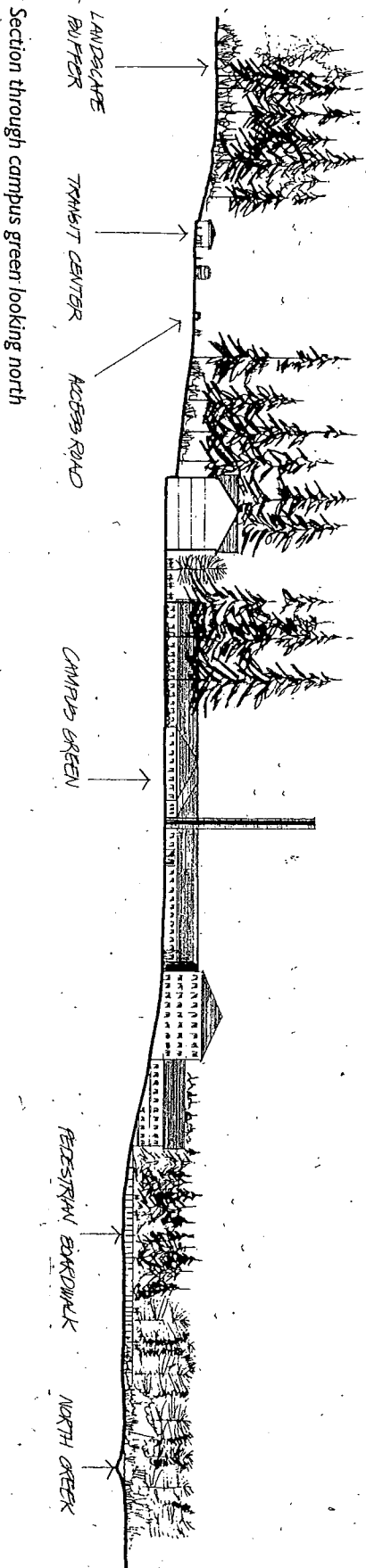
The campus green backed by the library



Prominent campus buildings will be arranged around the campus green in a pedestrian-friendly environment



Approaching the campus green
from the northwest

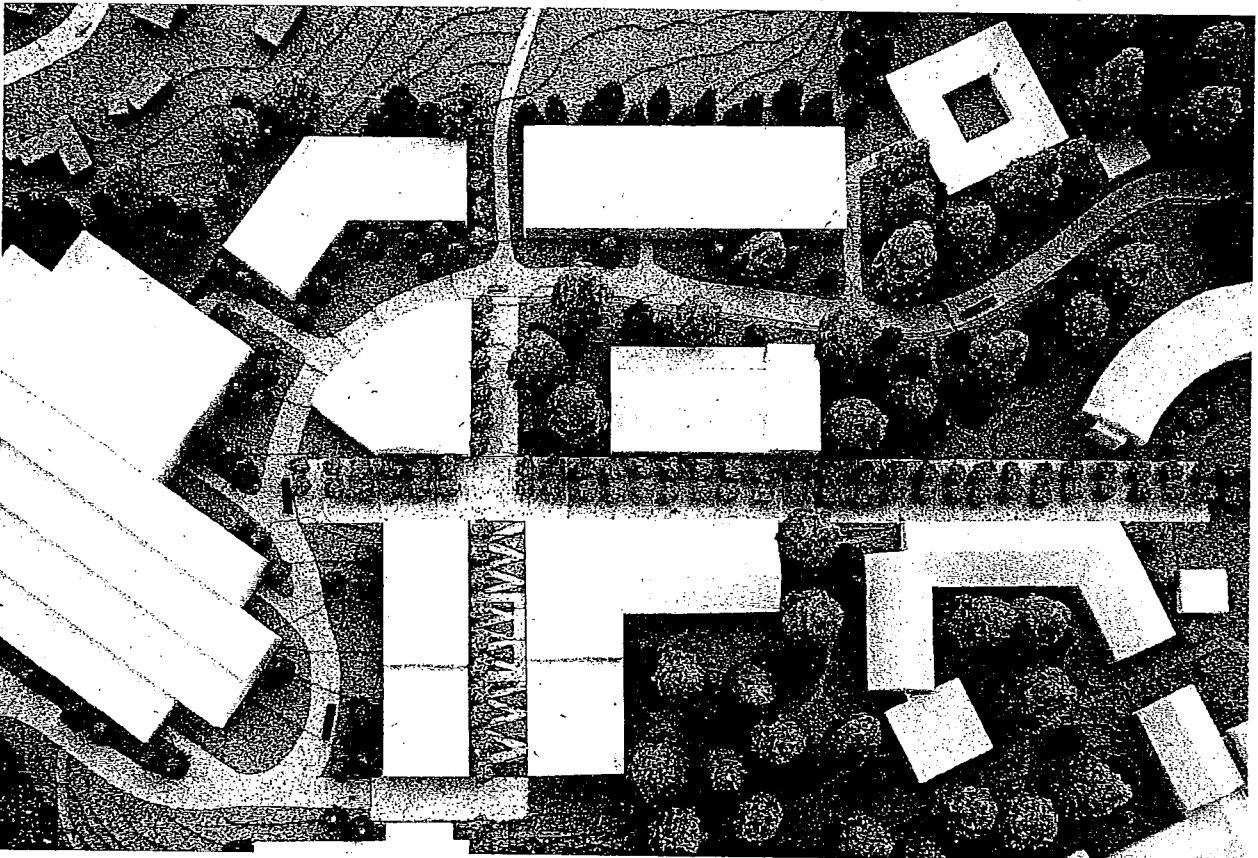
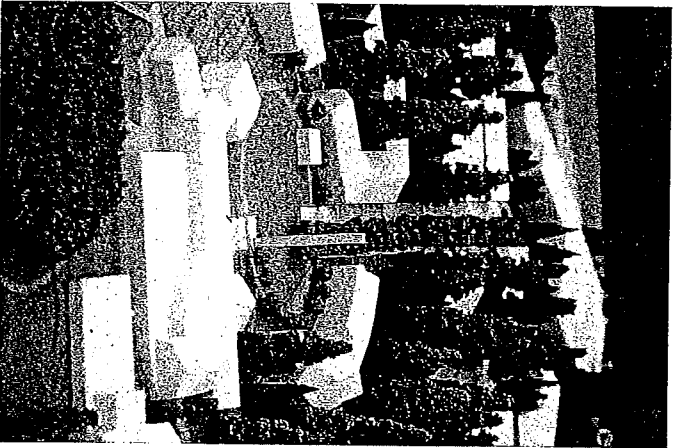


Two formal pedestrian promenades allow campus buildings clear building "addresses" to assist in wayfinding on campus.

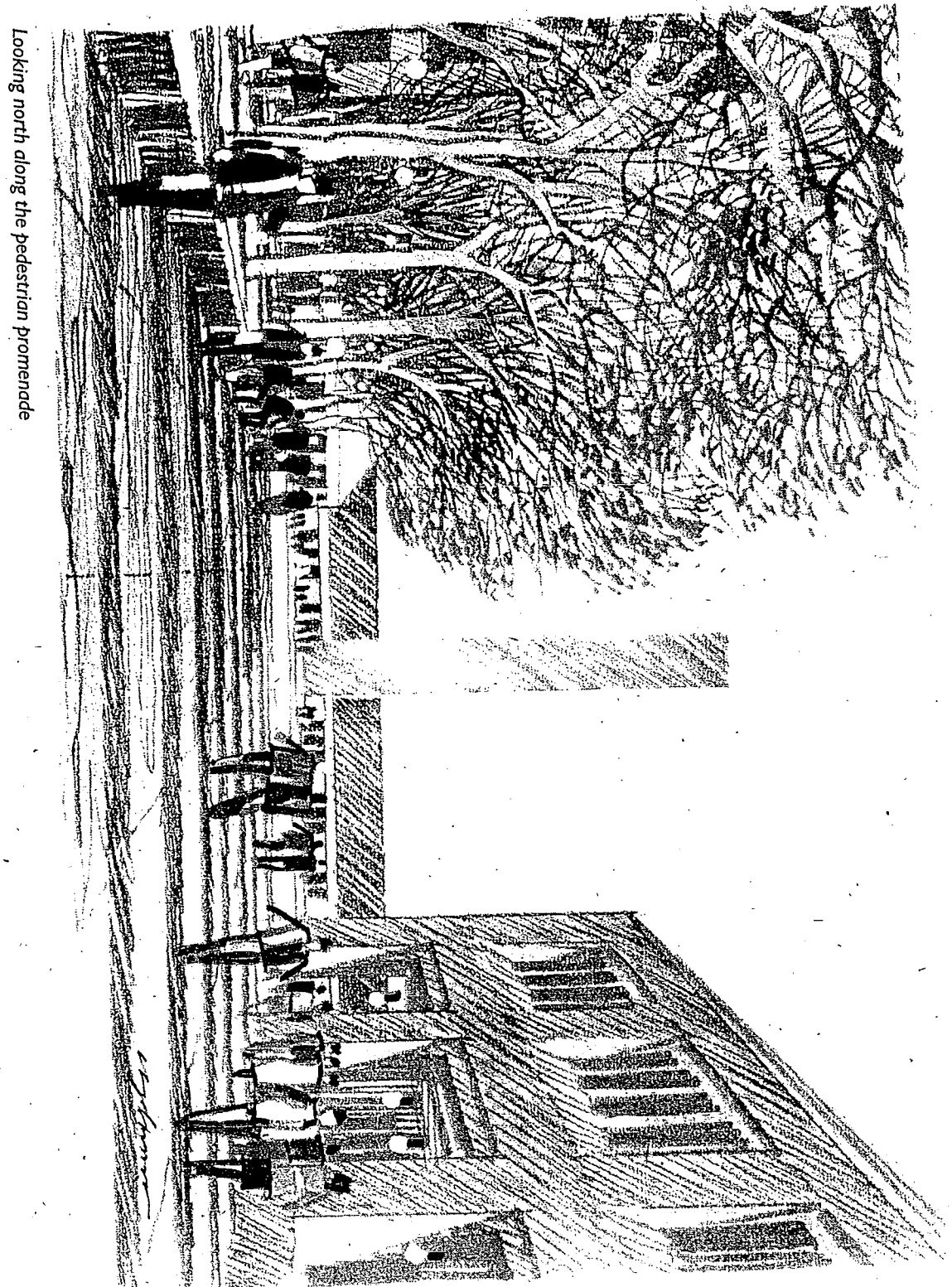
The campus green is the terminus of a formal pedestrian promenade. This promenade is the "main street" of the campus and several of campus buildings front onto it. The southern terminus of the formal pedestrian promenade is the major parking zone.

Safety and security on campus are enhanced by the two main pedestrian corridors. These corridors will be well traveled and viewed from buildings fronting onto the paths. Pedestrian paths will be well lighted.

Looking
south
down the
pedestrian
promenade

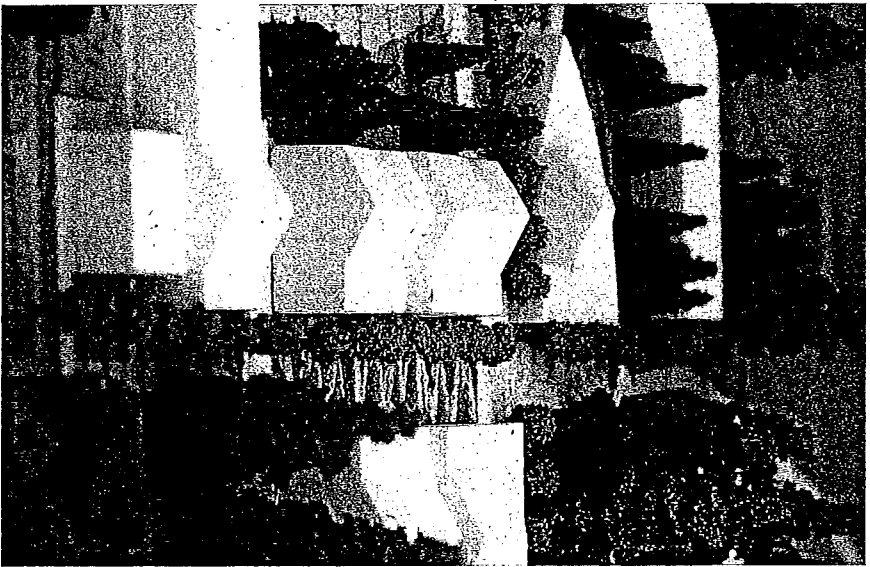


The pedestrian
promenade
connects the
campus parking
zone with the
campus green

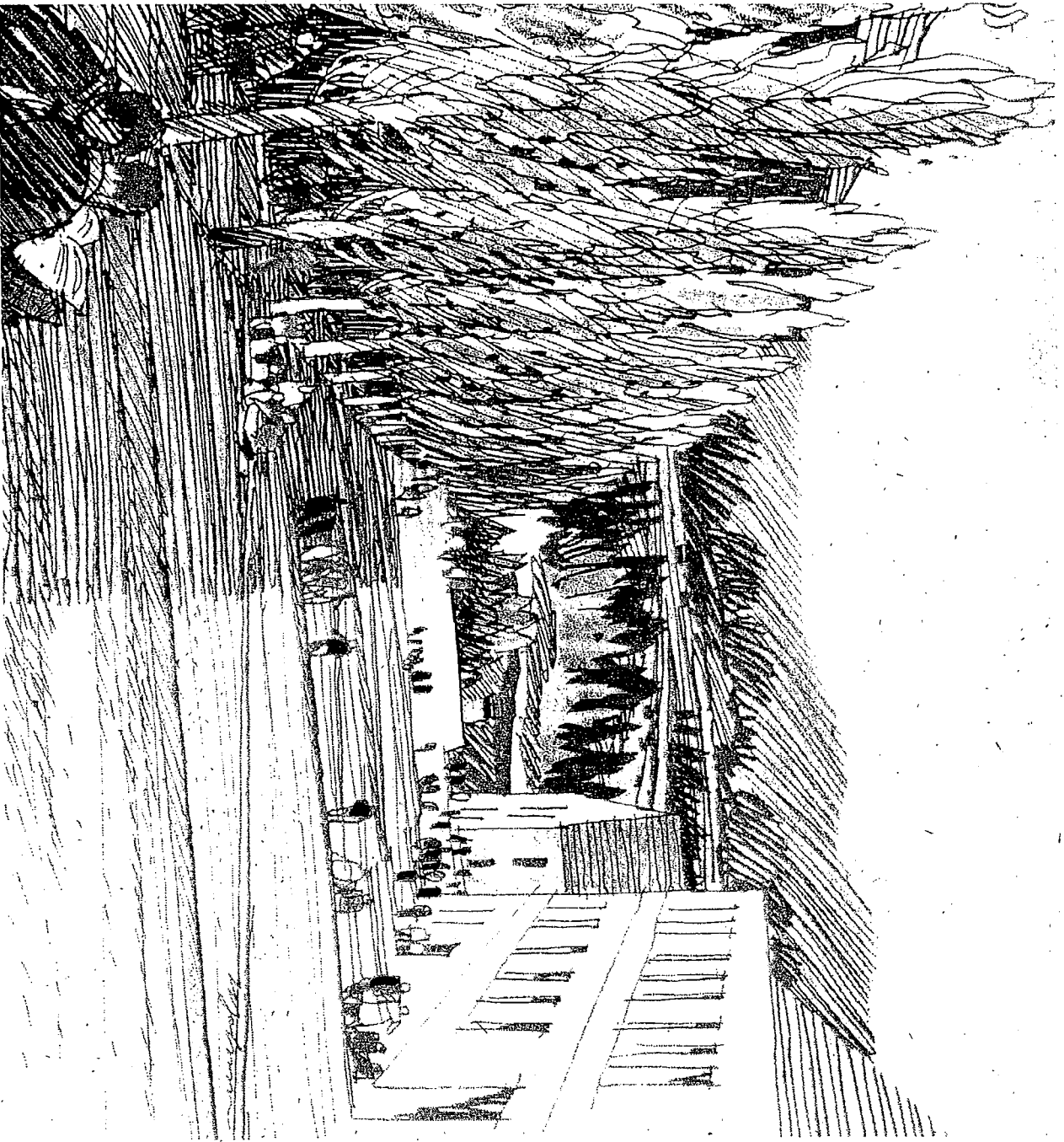


Looking north along the pedestrian promenade

Running perpendicular to the main pedestrian promenade is the garden street. The garden street provides pedestrian access from the pedestrian/bicycle entrance at N.E. 180th Street down to the floodplain and regional trail access.



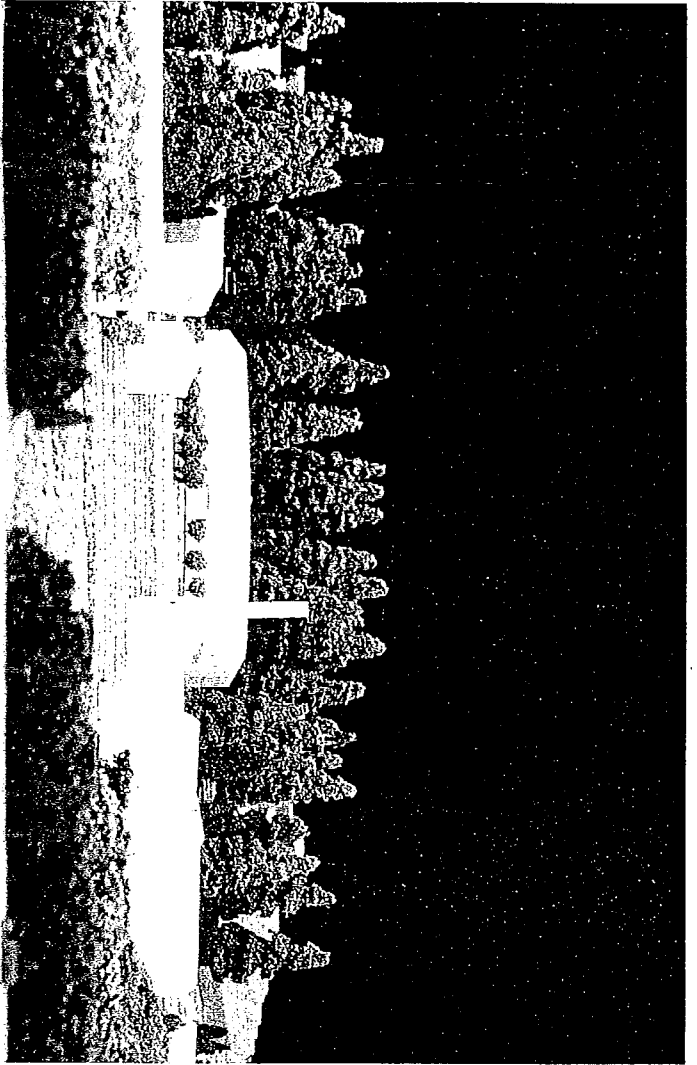
Aerial view looking west up the garden street



Looking to the east
down the garden street

1-405





View of library and campus green from I-405



Pedestrian boardwalks from campus buildings provide access to the restored floodplain environment and accent the view corridors

A series of informal paths also links buildings and open spaces throughout the campus, offering campus pedestrians an option to get to their destination. A hierarchy of open spaces is positioned throughout the upland campus.



Informal pedestrian paths meander through preserved evergreen forest areas

FIT WITH THE COMMUNITY

Two significant existing structures are being retained: the historic Chase house and the existing Truly farmhouse. Access for only pedestrians and bicycles along 180th, plus significant buffering, helps protect the historic cemetery west of the site.

Facilities such as day care, recreation, arts, and transit access could be located near the adjacent residential area to facilitate convenient community access. Direct connections to the Sammamish River Trail to the south and the North Creek Trail to the north provide easy access through the campus site.

Significant landscape buffering will be included along the west campus boundary. In buffer areas with existing forest canopy in place, understory planting will be added for visual screening and added privacy. In buffer areas without significant existing vegetation in place, understory and overstory plantings will be added.



Extensive understory landscape buffering along the west campus boundary helps preserve adjacent uses.

DESIGN GUIDELINES

Architectural Character |

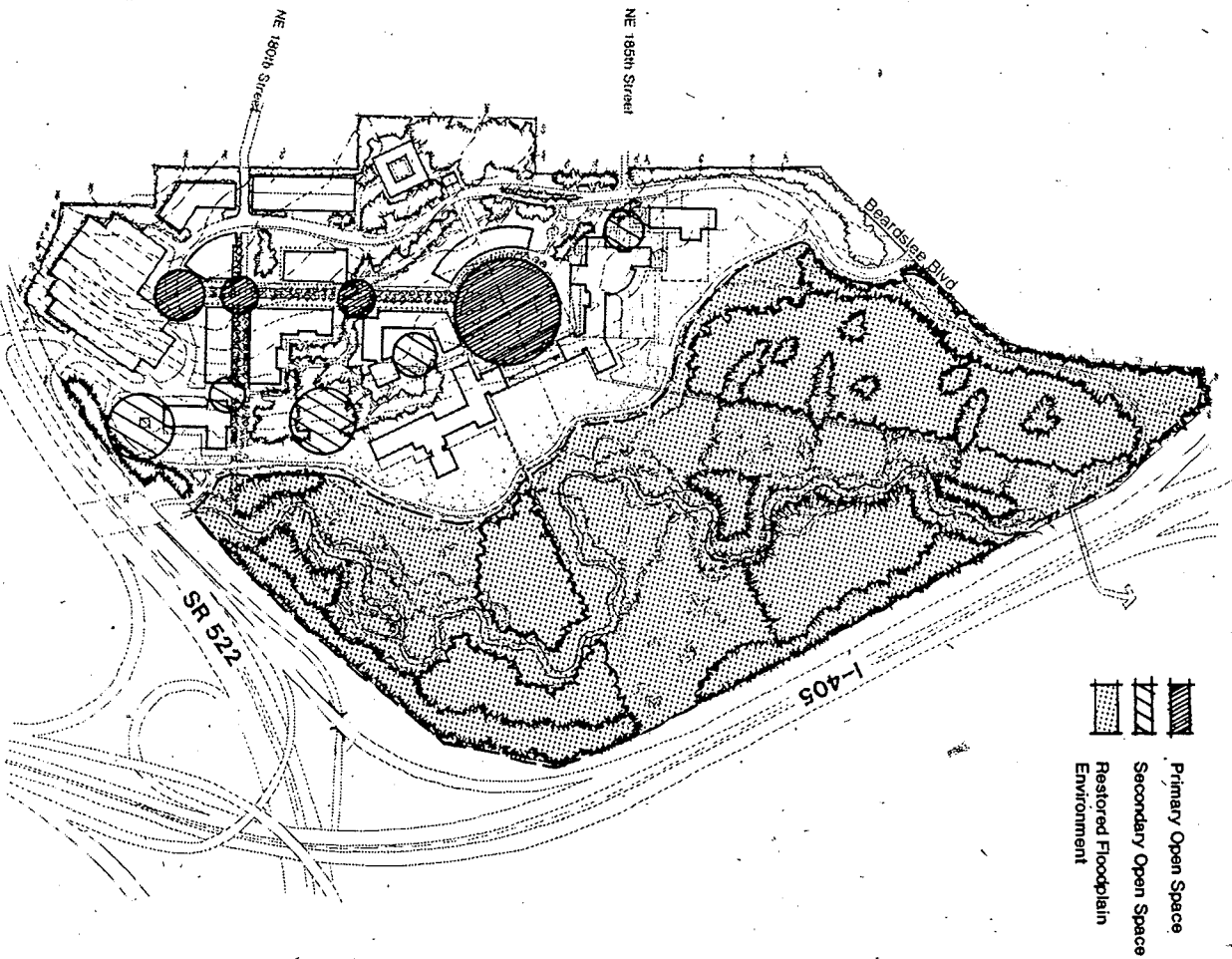
- ♦ The library building is the focal building on the campus: 4-5 stories in height it fronts onto the campus green, between the two identity buildings for each institution.
- ♦ The identity for each institution should be expressed in buildings fronting onto the campus green. These buildings should be of equal size, scale, height and consist of similar but not necessarily the same materials.
- ♦ Windows and overhead protection should be included in the ground level of all buildings fronting onto the campus green.
- ♦ Campus buildings that front onto one of the promenades should have no setback, and should include windows and overhead protection in the ground level facing the promenade.
- ♦ The remaining campus buildings should be designed to a human scale: 2-4 stories in height and be compatible in material composition to the library and identity buildings.
- ♦ All campus building entries should be clearly signed and well lighted, in consideration of the significant student population at the campus in early and late hours of the day.
- ♦ All campus building forms should respond to the site topography: buildings that parallel the site topography and cross contour buildings.
- ♦ Campus buildings should be sited in accordance with the Master Plan and the parameters of regulatory approvals (404, PUD, Shoreline, etc.).
- ♦ Campus buildings should be sited to preserve and enhance view corridors and significant existing tree clusters.

- Building spaces should be designed to access daylight.
- Roof forms should be consistent in form, material, pitch, type and conceal mechanical equipment and be designed with uphill views in mind.
- Buildings should be designed to use energy efficiently and create comfortable conditions for its occupants. Consider factors such as orientation to sunlight, prevailing winds and views.
- Blank walls without facade ornamentation should be vegetatively screened from view.
- Use building materials that suggest permanence and dignity, appropriate for the region (e.g., brick, masonry, glass, tile, stone, wood, architectural CMU, pre-cast concrete, etc.).
- When future phases are added to the campus, use materials, colors, and massing to complement adjacent buildings and the campus as a whole.
- Uninterrupted glass curtain walls and mirrored glass should not be permitted.

Open Space

The hierarchy of open space ranges from the vast, restored floodplain environment to the smaller, more intimate spaces that help define the campus environment. Primary campus open spaces are located along the main promenade. Secondary spaces can be found between buildings, at openings in the evergreen forest, and at the primary site access.

- Design and furnish open spaces in a manner appropriate to their importance in the hierarchy and function.
- The most important open space will be the Campus Green; the size and scale of the campus green should remain as designated in the Master Plan.
- The major campus promenade running north-south connecting the parking area to the campus green should be 70 feet wide.
- The secondary campus promenade running east-west should be 60 feet wide.
- Connect open spaces with a network of pedestrian pathways and pave all "desired pathways."
- All parts of the campus should be accessible according to ADA standards.
- The pedestrian boardwalks should utilize natural materials. Lighting on the boardwalks should only occur as required for safety.



Hierarchy of open space

The campus Master Plan utilizes existing trees as a significant campus open space. By clustering campus buildings in areas adjacent to significant tree stands, the trees become an amenity to the campus.

Tree preservation techniques should include, but not be limited to: retaining walls; avoiding placement of buildings, structures, impervious surfaces and rough grading within the dripline of existing trees; and field staking of campus elements to avoid significant trees worth saving.

Buffers and edge treatments will separate and protect the campus from adjoining residential areas, preserve and enhance significant vegetation, and create a campus image and presence along the freeway frontage.

- ♦ Existing significant vegetation should be maintained in a natural state, where possible.
- ♦ Additional vegetation should be installed as needed to screen the campus from adjacent sensitive uses.
- ♦ Roads and paths through buffer areas are discouraged.

Landscape Treatment Materials |

- ♦ Use low maintenance and environmentally sensitive design.
- ♦ Preserve and enhance the mature grove of evergreen trees.
- ♦ Select durable site furnishings constructed of vandal resistant materials. Secure all site furnishings.
- ♦ Design irrigation systems to provide adequate water pressure and to accommodate future expansion.
- ♦ Use native plants adjacent to natural areas, no lawns.
- ♦ Avoid plants with messy seed pods, leaves and aggressive root systems near roadways, trails and paths.
- ♦ Maintain accurate records of all trees planted and provide permanent markers on specimen plants.

Campus Roadway/Pedestrian Paths |

- ♦ Use consistent materials throughout the hierarchy of the circulation system: i.e., roads -- asphalt; formal promenade walkways -- concrete; informal paths -- asphalt. Use consistent concrete finishes.
- ♦ Roadway overhead lighting: maximum height of 45 feet.
- ♦ Promenade lighting: maximum height of 15 feet.
- ♦ Informal path lighting: utilize bollard and ground lighting; no uplighting.

| Natural Environment & Restoration Plan

NORTH CREEK FACTS

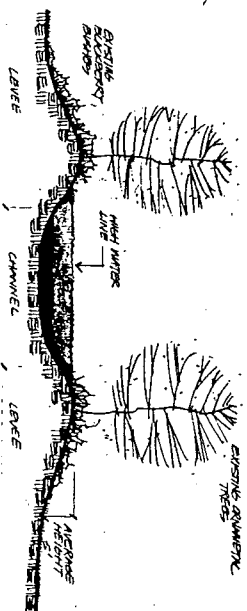
Prior to 1916, when Lake Washington was lowered 9-11 feet following the opening of the Hiram M. Chittenden Locks in Ballard, the valley floor was submerged for extended periods of time. This resulted in the deposit of considerable organic material (6 to 20 feet in depth) and is visible today as a mosaic of stream associated wetlands, peat bogs and flood plain. Historically, the valley floor was most likely covered with majestic species such as hemlock and fir.

Another result of submergence of the valley floor was the meandering of North Creek and the Sammamish River. In the 1880s, however, a log flume straightened and ditched the creek for the conveyance of timber from logging areas to the north to the Sammamish River and, ultimately, the lumber mills on the shores of Lake Washington. The North Creek channel is in that same location today.

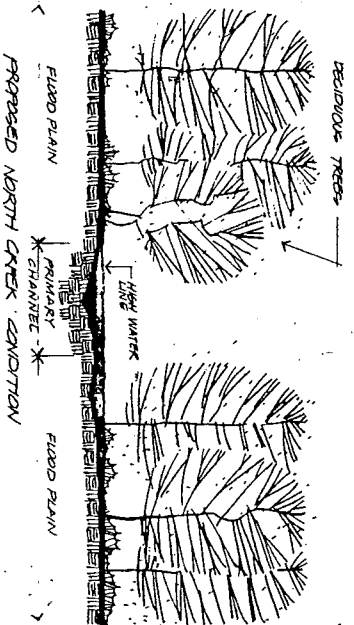
North Creek runs approximately 12 miles from its source near Silver Lake to the point where it flows into the Sammamish River at the southern end of the Truly Farms-Stringtown site; its watershed encompasses approximately 30 square miles. The position of the campus site in the North Creek system is unique. All of the watershed conditions upstream from the Truly Farms-Stringtown site come to bear at the confluence with the Sammamish River. Land use changes upstream will affect the stream as it flows through the Truly Farms-Stringtown site. Documentation indicates a gradual increase in the mean flow of the creek due to the effects of increased urbanization upstream in the watershed.

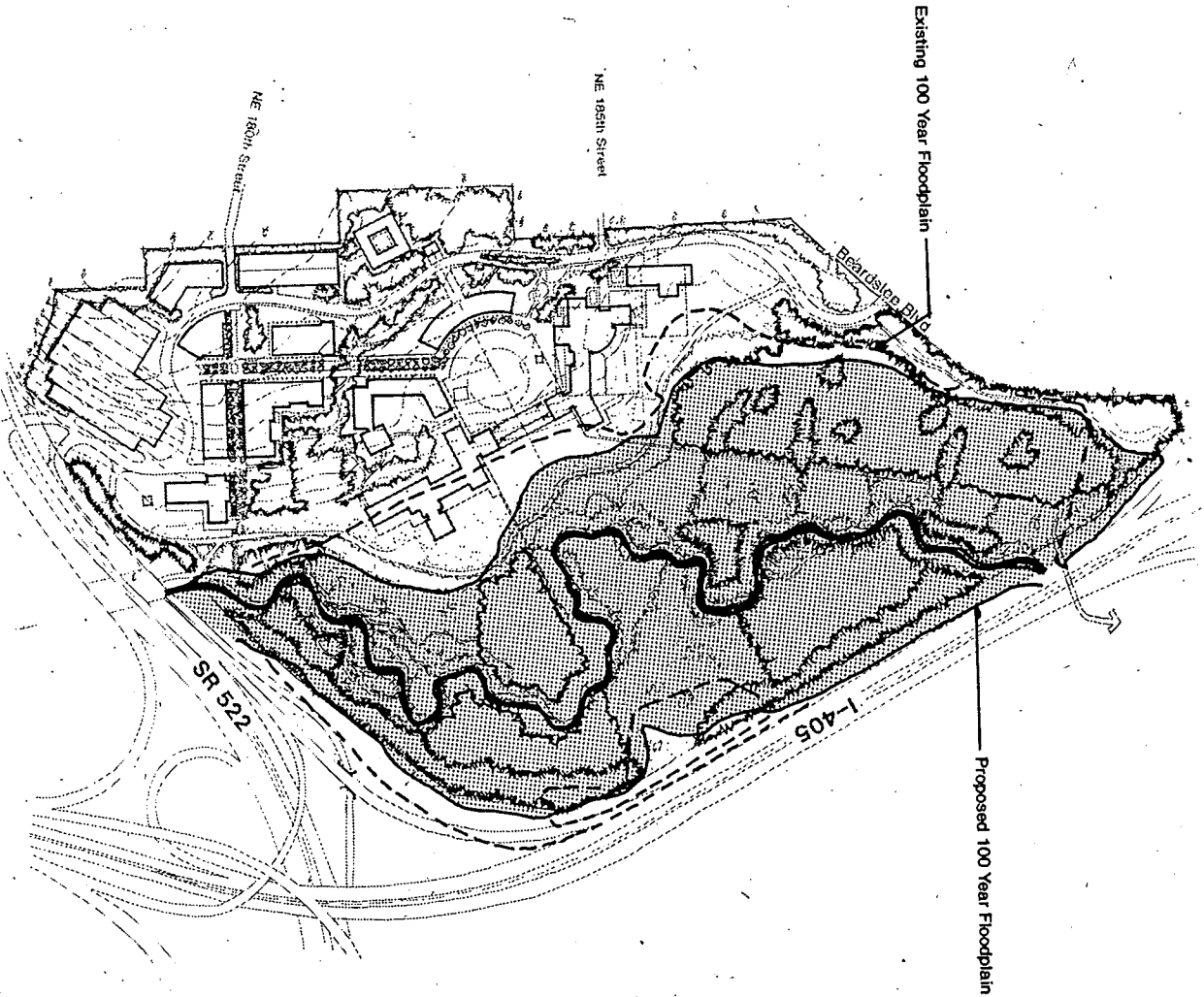
The preferred campus form does not require the relocation of North Creek. It was unclear, however, if wetland impacts due to campus development, approximately 6-7 acres, could be mitigated on-site. By returning North Creek to its floodplain and associated wetlands, wetland mitigation can be accomplished on-site.

Existing channel



Proposed channel





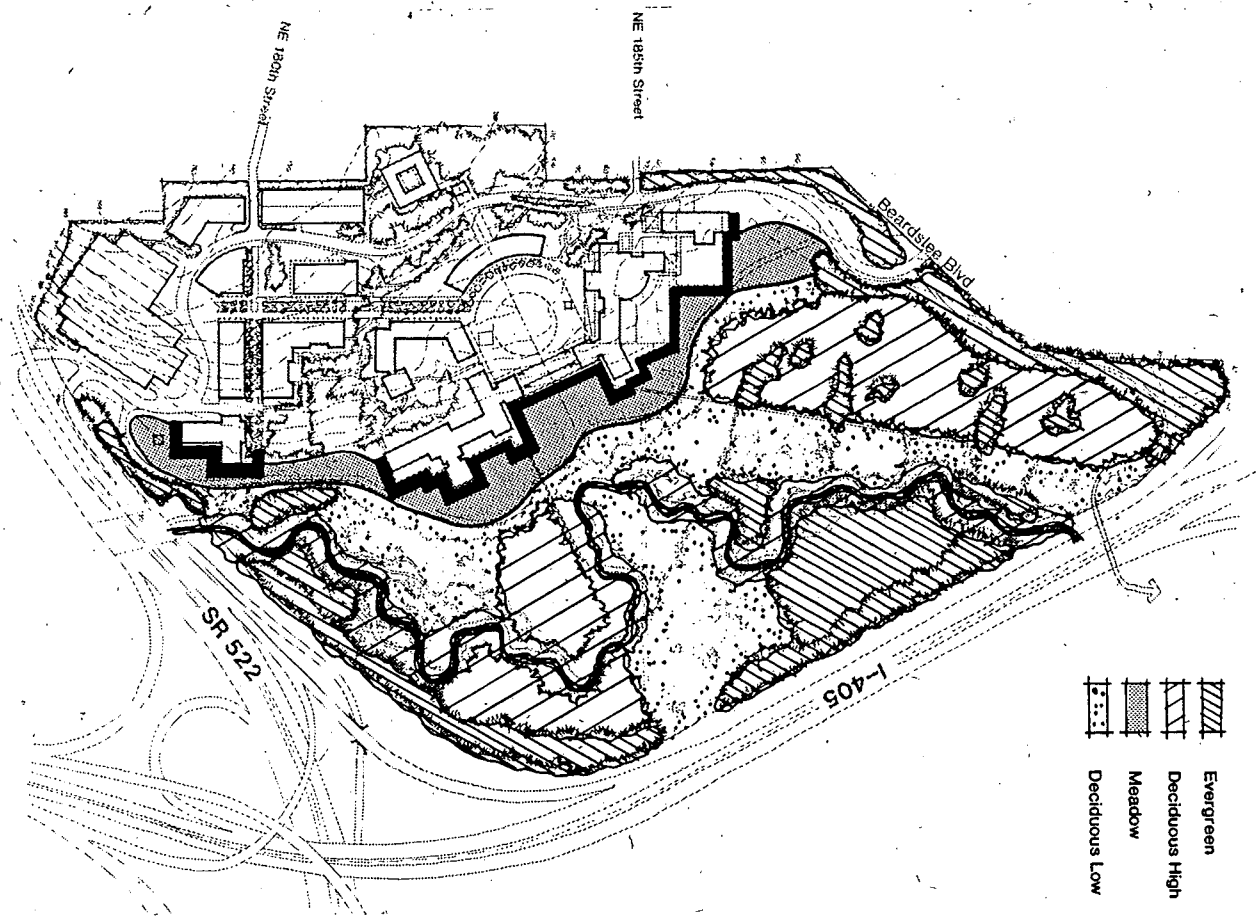
Existing and Proposed Floodplain

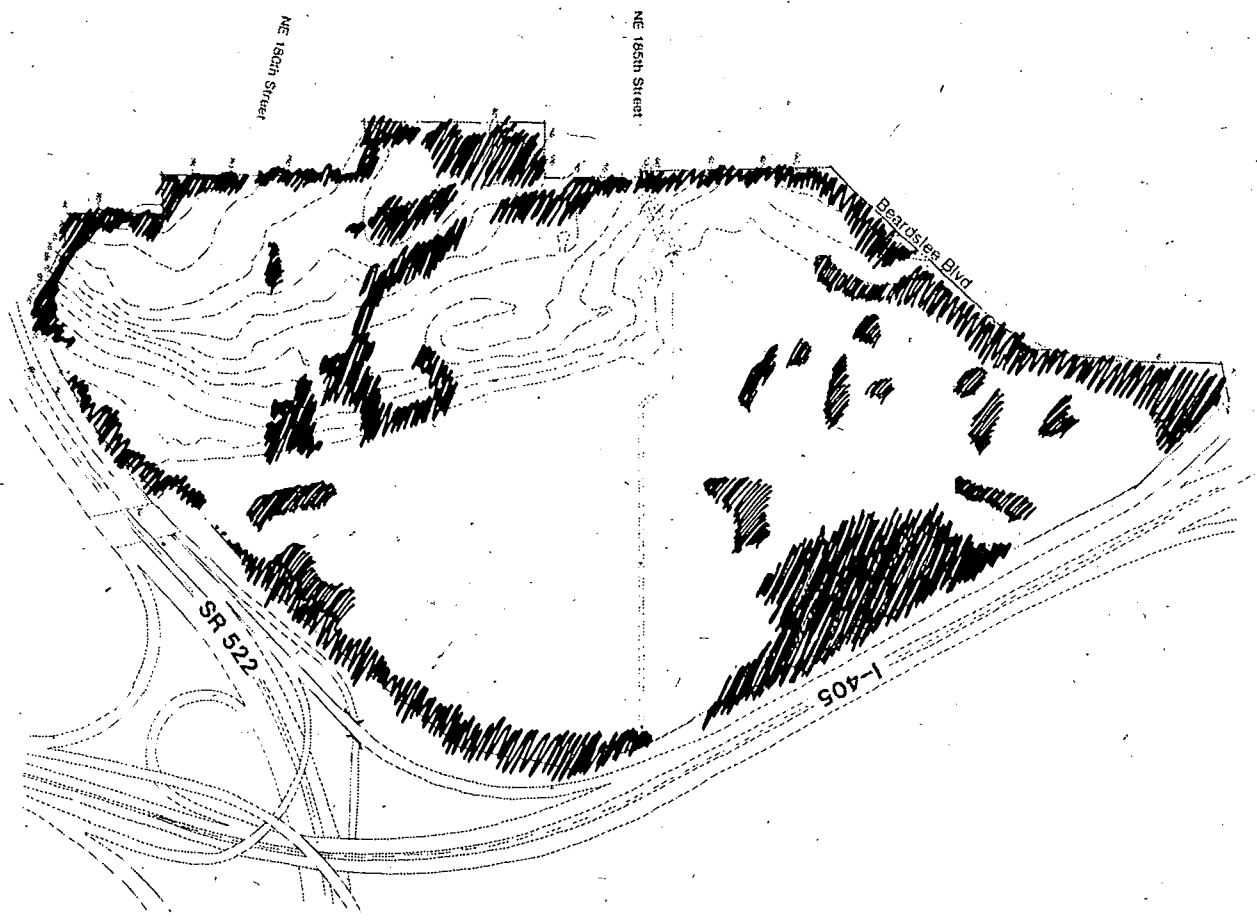
During periods of high stream flow, North Creek is designed to spread out across its floodplain and associated wetlands, reducing stream velocity and providing flood storage.

The *Deschampsia Meadow* is the landscape zone that forms the lower edge of the campus. The lower campus buildings push out from the hillside into a meadow of 2-4 foot high grasses. The meadow transitions up the slope to merge with campus open space.

View corridors to and from the campus are preserved and framed by taller deciduous and evergreen plantings on each side.

The "hard" edge of the hillside campus meets the restored floodplain





Evergreen buffers and edges, predominantly around the site perimeter help to screen the campus from adjacent transportation corridors. Sensitive adjacent uses, such as single family residential areas and the Bothell Historic Cemetery, are preserved through the use of evergreen buffering.

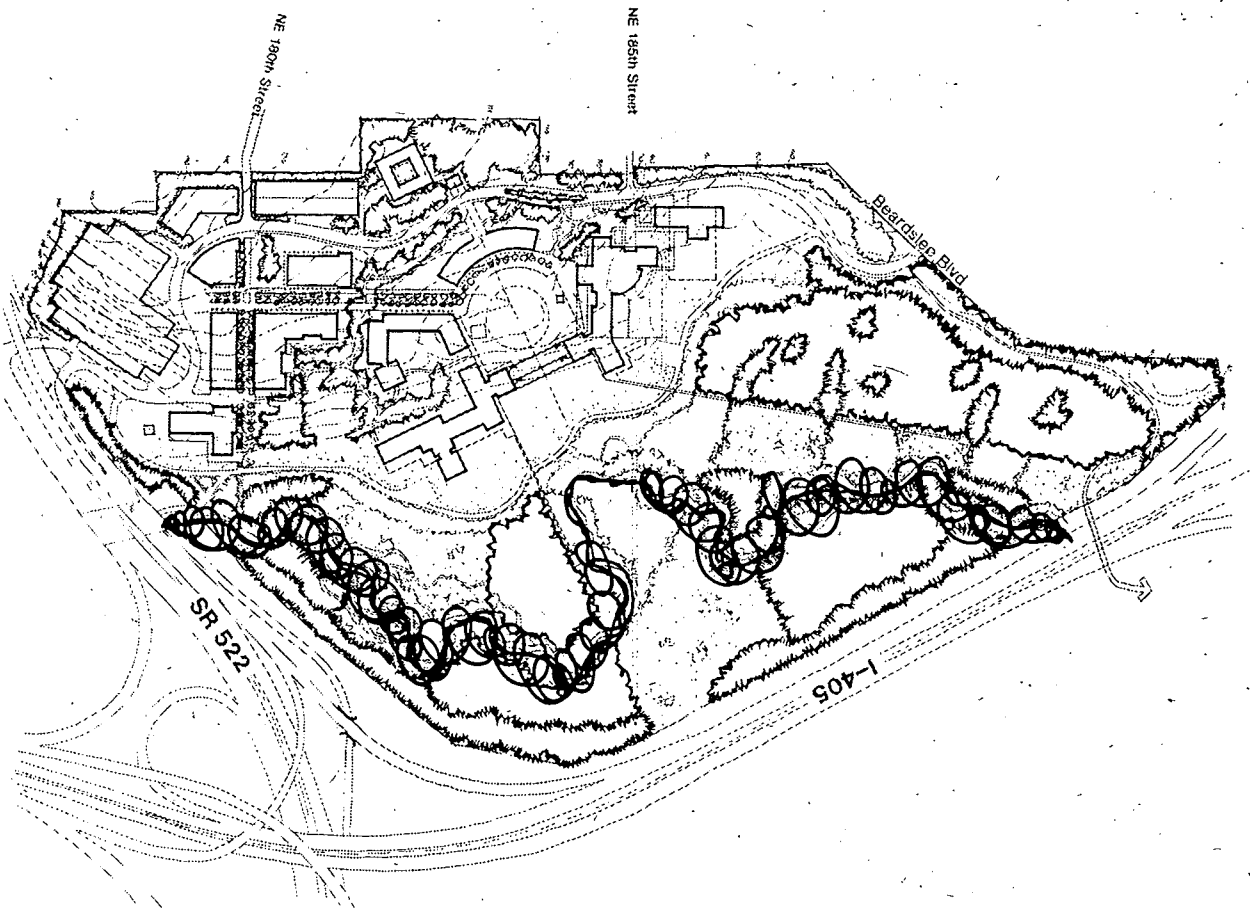
Evergreen vegetation along perimeter of site connects with existing upland forest

The stream channel in the restored floodplain is called out by a riparian corridor consisting of Cottonwoods and Willows. This corridor will emphasize the stream channel location through the seasons: yellow fall color, no winter foliage, green spring and summer foliage.

A new channel will be constructed with meanders and in-stream and floodplain habitats that would provide for additional spawning, rearing, and refuge areas. This will result in floodplain areas that will allow for the dispersion of high flows (reducing stream velocities), reduced sedimentation (increasing water quality), and increased flood storage. Floodplain areas would allow the establishment of large woody vegetation that would help reduce elevated water temperatures without a reduction in flood capacity.

After the system is established, maintenance costs should be minimal.

Major groves of deciduous trees help reveal the location of the stream



Increasing the length of the stream channel reduces the slope of the stream and provides opportunities to dissipate stream energy. Increased channel length also increases the water contact area the adjacent floodplain and wetlands. The existing North Creek channel length is approximately 3,500 feet in length. The relocated stream channel is proposed to be 4,600 feet long, with approximately 1,500 feet of secondary/side channel length. Secondary/side channels may only have water in them when the main channel is above a certain flow level.

Stream Channel Characteristics

Long term flood storage provides sediment retention and habitat for amphibians and birds. Reduced water velocity during high flows helps to minimize channel and bank erosion.

Flood Storage

Native species (e.g., salmon and trout) require cool water temperatures. Elevated water temperatures recorded in North Creek in recent years that exceed the Washington State Department of Ecology (DOE) Standard for streams of this size. The relocated stream would likely meet State (DOE) standards.

Water Temperature

Organic matter is the basis for all food webs. The existing stream has low quality and quantity of organic matter; the relocated stream is anticipated to have high organic matter quality and quantity.

Species diversity contributes to greater system resilience and capacity to adapt to changing environmental conditions. High diversity of species is achieved by the relocated North Creek. The existing stream system has four plant communities; the relocated stream will have eleven.

Plant Communities

Faunal Habitat

In-channel pools are critical fish habitat during low flows. Floodplain pools are critical habitat for amphibians, wading birds and migratory waterfowl. Riparian corridors provide shade and stream temperature control, food production, refuge habitat for amphibians, small mammals, and migratory waterfowl.

Woody debris creates in-stream and wetland habitat, reduces in-stream water velocities and provides roughness and diversity to floodplain surfaces. Aquatic refugia provide protection of adult resident and juvenile fish during floods. Terrestrial refugia provide food and cover resources for a broad range of amphibians, birds and mammals. All of these habitat types are incorporated in the restored stream/floodplain environment.

The campus site is currently undeveloped. It lies in the northwestern quadrant of the I-405/SR 522 interchange in Bothell. The lowland portion of the site consists of pasture, where cattle graze, cultivated fields, and North Creek. North Creek flows into the Sammamish River just south of the campus site. The Truly house, farm structures, and related out-buildings are located on the hillside in the central portion of the site. The upland area, contains mature deciduous and coniferous forest and is mostly undeveloped except for a few structures, including a small commercial nursery, and a gravel access road through the site.

The collection of parcels commonly referred to as "Stringtown" is located in the upland plateau area of the proposed campus site, and consist of either vacant or single family residential parcels. One residence, the Chase house, is a historic resource. The site lies approximately 0.5 miles to the east of downtown Bothell.

REGULATORY ENVIRONMENT

The following permits and/or approvals will likely be required:

<ul style="list-style-type: none"> ♦ Corps of Engineers (COE), 404 Individual Permit ♦ Federal Emergency Management Agency (FEMA), Conditional Letter of Map Revision (CLOMR) ♦ Department of Ecology (DOE) and Fisheries, Hydraulics Project Approval (HPA) 	Federal
<ul style="list-style-type: none"> ♦ DOE (SEPA EIS & Water Quality Certification) ♦ Department of Natural Resources (DNR), Forest Clearing Permit ♦ Planned Unit Development (PUD) 	State
<ul style="list-style-type: none"> ♦ Shoreline Substantial Development and Shoreline Conditional Use Permit (also reviewed by DOE) ♦ Certificate of Zoning Compliance ♦ Critical Areas Alteration Permit ♦ Any other necessary permits or approvals to construct and operate the campus that may be required and will be sought by the proponent 	City of Bothell

| Access & Circulation

CAMPUS ENTRY

The primary vehicular site access point is from SR 522; secondary site access is from Beardslee Boulevard. Current and projected traffic volumes on Beardslee Boulevard and surrounding intersections prevent primary access to the campus from the north. Both site access points would be prominent gateways to the campus. The new south access point is designed so that westbound SR 522 traffic does not stop at the campus, but enters the site via a new access road. Eastbound SR 522 access to and from the campus is accommodated with a grade separation access ramp and traffic signal for eastbound SR 522 only.

N.E. 185th Street would only provide access for transit, emergency and maintenance vehicles, pedestrians and bicycles. N.E. 180th Street would provide pedestrian and bicycle access only.

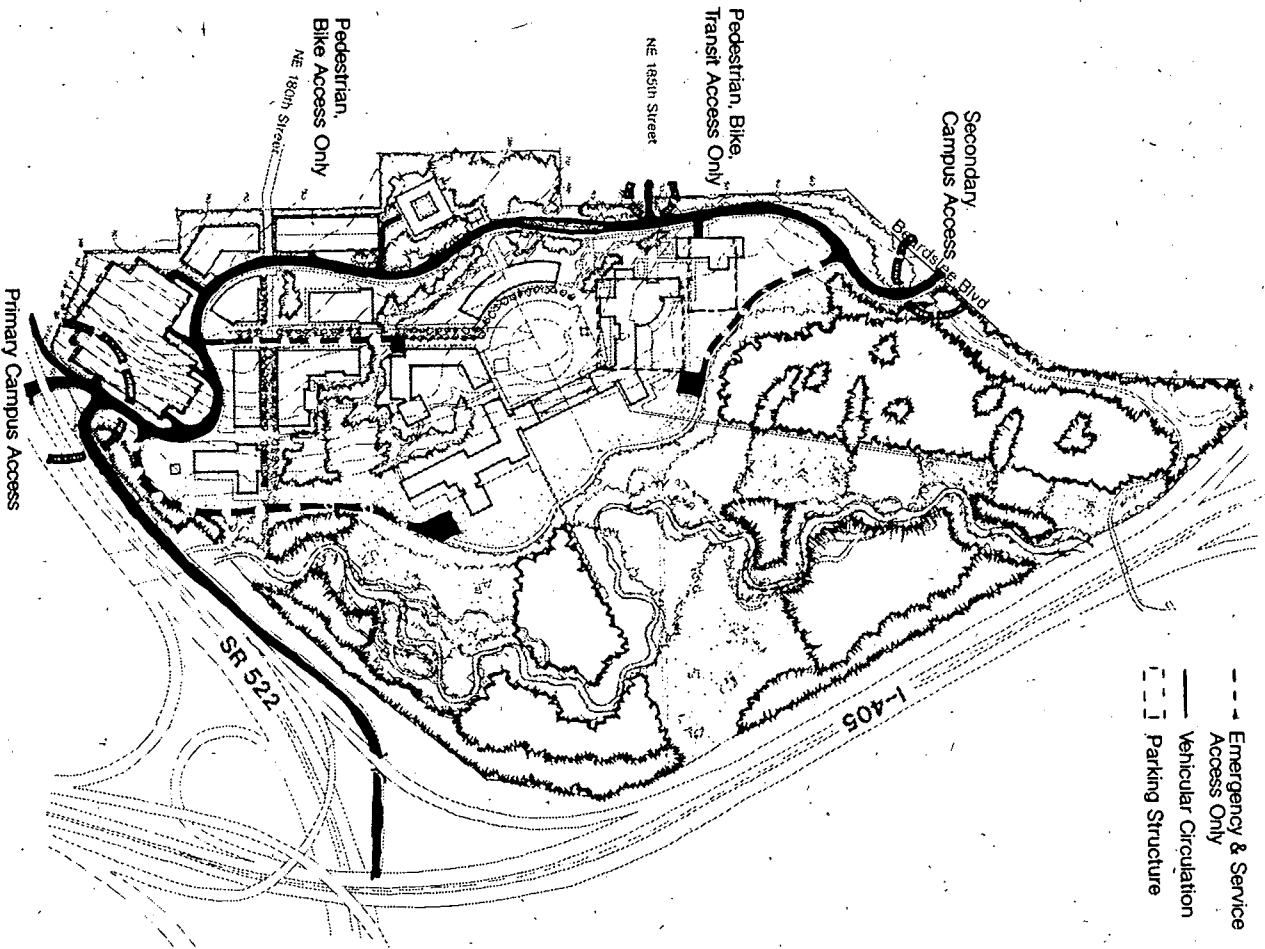
VEHICULAR ACCESS

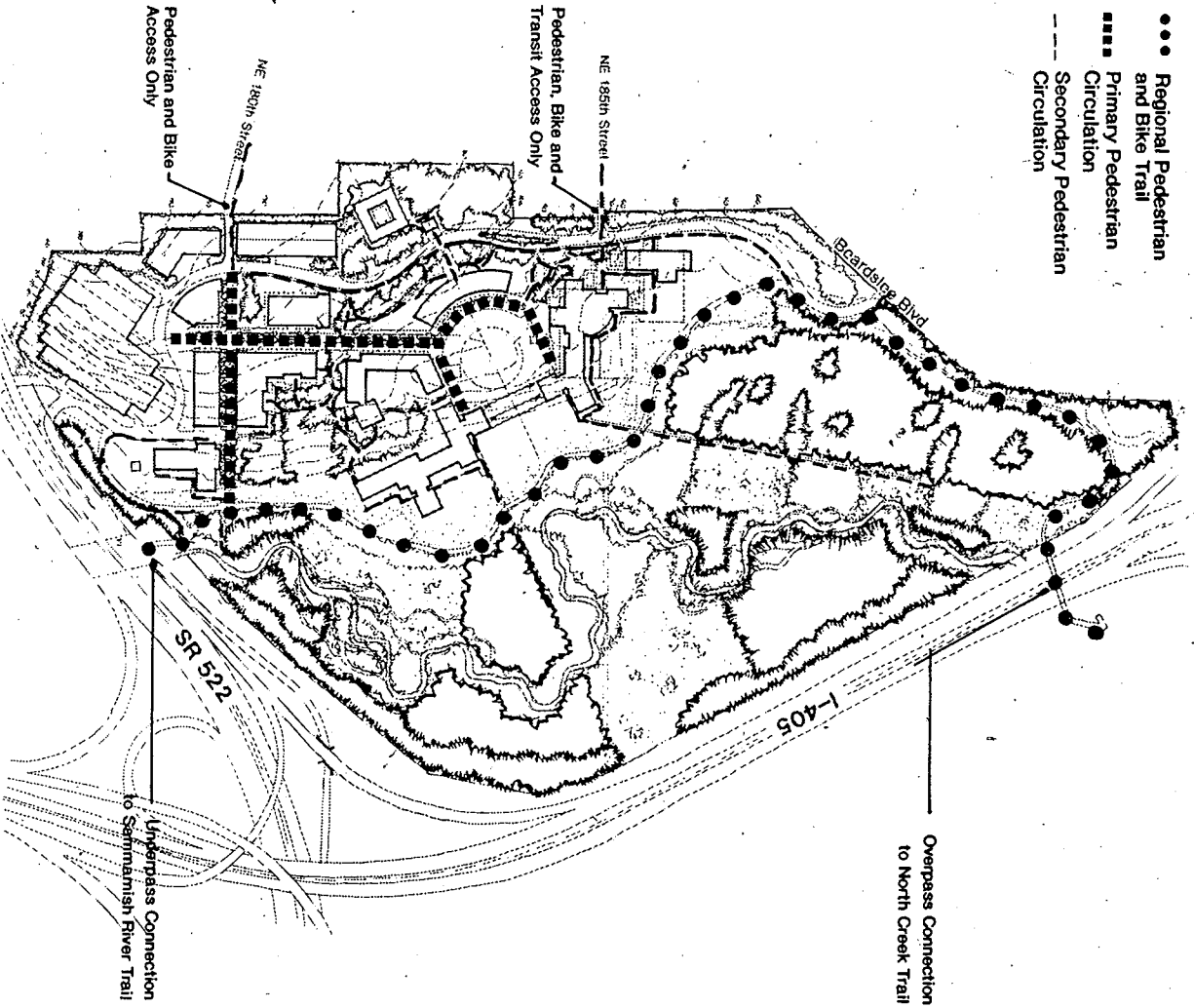
Regional access to the campus is provided by I-405 and SR 522. Through the Bothell area, I-405 provides connections to I-5 and Snohomish County to the north and to Kirkland, Redmond, and the Eastside south of the campus. I-405 has a full interchange with SR 522, and with SR 527 in the Canyon Park ("Technology Corridor") area. West of the campus SR 522 provides access to north Seattle, Shoreline, and I-5; east of the campus SR 522 extends to Woodinville and Monroe.

Beardslee Boulevard is the only arterial that currently provides access to the campus itself. Beardslee connects to Main Street downtown, which is not well suited for carrying traffic between the SR 522/SR 527 intersection and Beardslee Boulevard and the campus.

Several major planning and project development efforts affecting the campus area are underway or recently completed.

- ♦ The I-405 HOV Lanes Project, Bothell -- Swamp Creek
- ♦ The I-405 Multi-Modal Corridor Study
- ♦ The I-405 and SR 522 elements of the Puget Sound HOV System Predesign Studies
- ♦ The SR 527 Corridor Development Plan (WSDOT)
- ♦ The SR 527/SR 522/ Main Street Intersection Improvement Project (Bothell)





PEDESTRIAN ACCESS

Sidewalks are provided throughout the downtown Bothell retail area, and east from the downtown on Beardslee Boulevard to N.E. 185th Street. Street improvement projects and frontage improvements for new development and redevelopment of properties in Bothell will be required to construct sidewalks. Sidewalks on Beardslee Boulevard east to I-405, and other sidewalks serving the proposed campus facilities are included in the master plan concept.

Pedestrian circulation on the campus is broken down into a hierarchy of formal promenades, informal pathways, and building interior circulation. The formal promenades are major axes of the campus and connect major uses and spaces. Informal pathways are more meandering and provide access to some of the more quiet spaces on campus. The interior building circulation system provides a means for barrier free access up and down the hillside by accessing building elevators. Building features such as arcades and canopies also help to shelter pedestrians from the weather. Pedestrian access to the restored floodplain environment is provided by elevated boardwalks.

TRAIL ACCESS

There are two Class I pedestrian/bicycle paths in the vicinity of the proposed campus: the Sammamish River Trail, along SR 522, and the North Creek Trail, along North Creek east of I-405. The Sammamish River Trail provides regional connections for bicyclists, pedestrians and equestrians. The Trail extends west along Lake Washington through Kenmore, Lake Forest Park, and the University of Washington main campus to Lake Union, and south along the Sammamish Slough to Redmond, Marymoor Park, and Lake Sammamish.

Only a short segment of the North Creek Trail currently exists, but eventually it will connect the Sammamish River Trail to Canyon Park and north. The proposed campus will tie directly into the regional bicycle trails. Class II bicycle lanes can be found along portions of SR 527, North Creek Parkway, 100th Avenue N.E., and 104th Avenue N.E.

MAINTENANCE/SERVICE ACCESS

Maintenance and service access is available via three "roads," from west to east: the primary vehicular access road, the central campus promenade and the regional trail/fire lane. The primary access road is meant to be the most traveled, and the includes service/delivery access to buildings. The promenade provides vehicular access to buildings for service and in case of emergency. The fire access lane may also function for maintenance and service; however, it is intended to function primarily as a regional trail and allow open access to fire vehicles.

TRANSPORTATION MANAGEMENT PLAN

Several mitigation measures are recommended to minimize the impacts of traffic generated by the new campus. One of the major benefits of phasing the campus development is the ability to adjust future construction to accommodate needs as they evolve. Part of the campus transportation demand management program would include monitoring of transit and carpooling rates. Achievement of 60% transit/carpool mode split is the goal; this would dramatically reduce campus generated traffic.

Travel demand management components could include:

- ♦ Transit fare and vanpool subsidies
- ♦ Transit service increases
- ♦ Evening and midday shuttle service to downtown Bothell and surrounding neighborhoods and business areas
- ♦ Priority parking and reduced parking fees for carpools and vanpools
- ♦ Ridematch program
- ♦ Program monitoring/evaluation
- ♦ Information/marketing program

PARKING FACILITIES

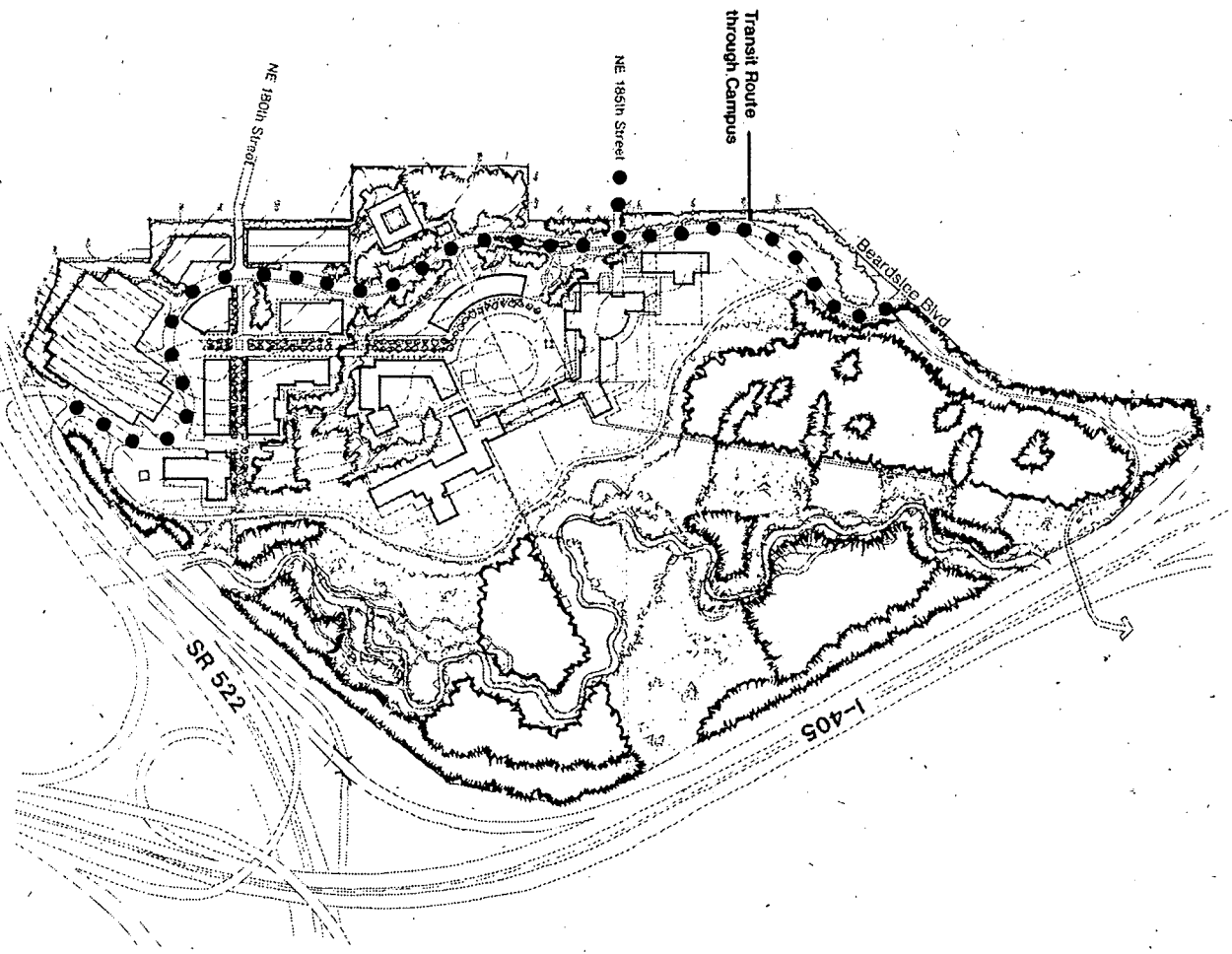
The parking demand for the campus, at build-out, is estimated to be between 4,200 and 6,600 spaces. This is based on the range of expected numbers of people using public transit, carpooling, or alternative forms of transportation.

In order to ease parking impacts on the surrounding neighborhood, all campus parking should be accommodated on campus. It is recommended that parking restrictions and/or a residential parking zone around the campus should be implemented to prevent campus-related parking on neighborhood streets.

All of the parking proposed for the campus will be accommodated in parking structures.

PUBLIC TRANSIT

The proposed campus is in a location served by both Metro Transit, serving King County, and Community Transit (CT), serving Snohomish County. Two of the 12 bus routes that run through Bothell operate on Beardslee Boulevard, and four of the other routes stop at the Bothell Park-and-Ride, relatively close to the campus. One route stops on N.E. 195th Street in the North Creek area.



FUTURE TRANSIT PROJECTS

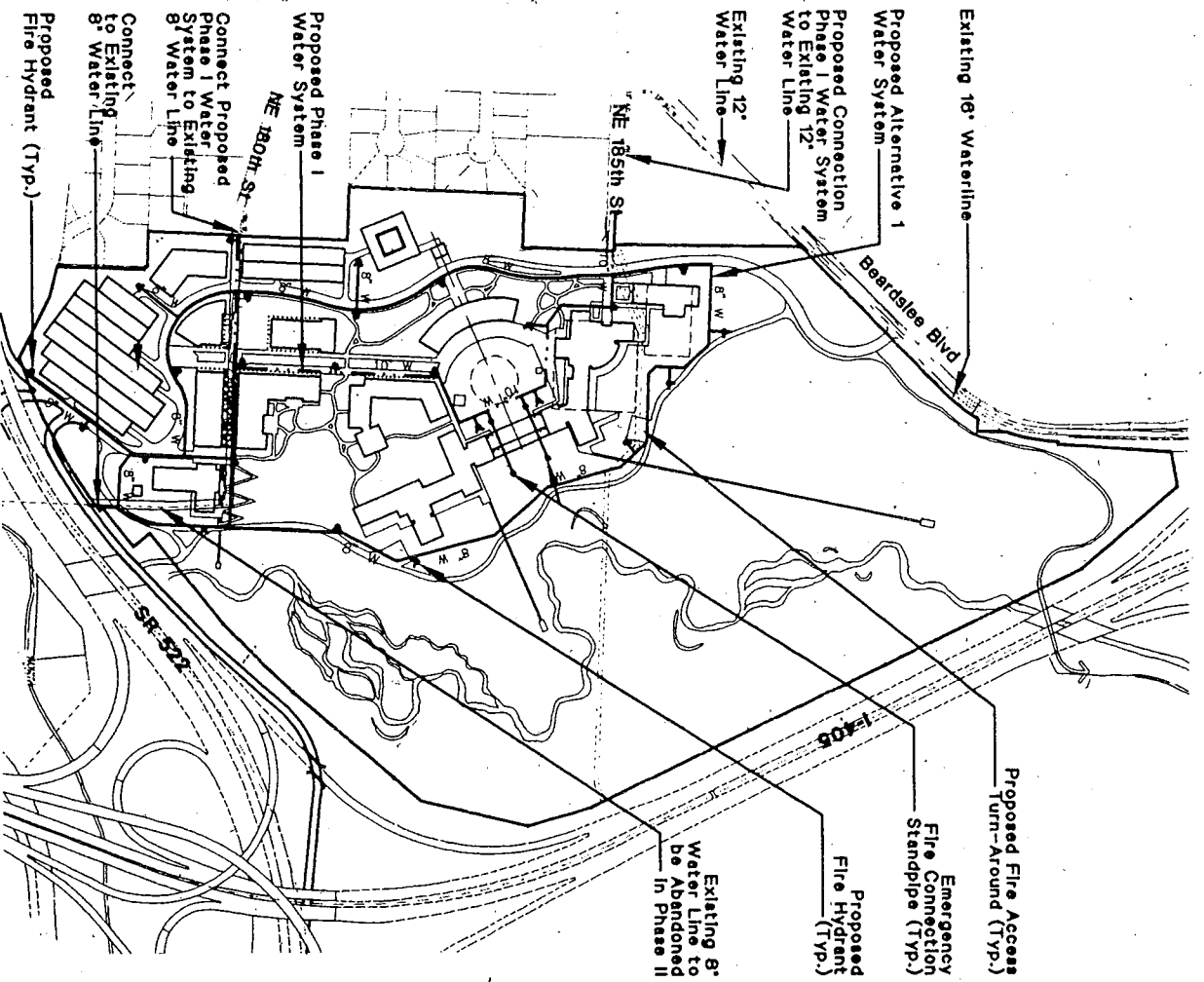
Future transit service in Bothell includes:

- ♦ A new transit center, potentially located in downtown Bothell
- ♦ Express service via I-405 to Canyon Park, Bellevue, Southcenter and SeaTac
- ♦ All-day fixed-route service to Totem Lake and Kirkland, Canyon Park, Kenmore, Lake Forest Park, and Aurora Village, Lake City and Northgate, and Bothell neighborhoods and Woodinville
- ♦ Access to regional rail service at I 45th Street/I-5 and Totem Lake

Community Transit currently is preparing its 1995 Transit Development Plan (TDP) and updating its 2001 Comprehensive Plan. The TDP will assess the levels and types of service that should be established in the Snohomish County Public Transit Benefit Area (PTBA) for the next 5-year period. The updated Comprehensive Plan will be designed to complement the regional transit system plan.

Special effort has been made to avoid precluding several future transportation options in the development of the Campus Master Plan. One of the options is a new overpass across I-405 approximately midway between the I-405/SR 522 interchange and the N.E. 195th interchange. This new connection would help relieve congestion on Beardslee Boulevard N.E. 195th and provide a direct connection to the North Creek valley from downtown Bothell. Another option would place a HOV only site access point from I-405 at approximately the same location as previously mentioned overpass.

Phase One of the Regional Transit System proposes Northgate-Bothell-Woodinville regional trunk bus service (via SR 522), Edmonds-Lynnwood-I-405-Bellevue regional bus trunk service, and no commuter rail or rapid rail to the vicinity of the campus site. Every effort has been made to avoid precluding rapid rail transit service to the campus site should it be included in future phases.



All utilities including water, sewer, gas, electric and telephone are available at the site, and have or will have capacity for expansion in order to accommodate the proposed campus.

PUBLIC WATER SERVICE

The water supply for the City of Bothell is obtained from the City of Seattle via the Seattle Tolt River pipeline. The campus is located in the 284 pressure zone in Bothell.

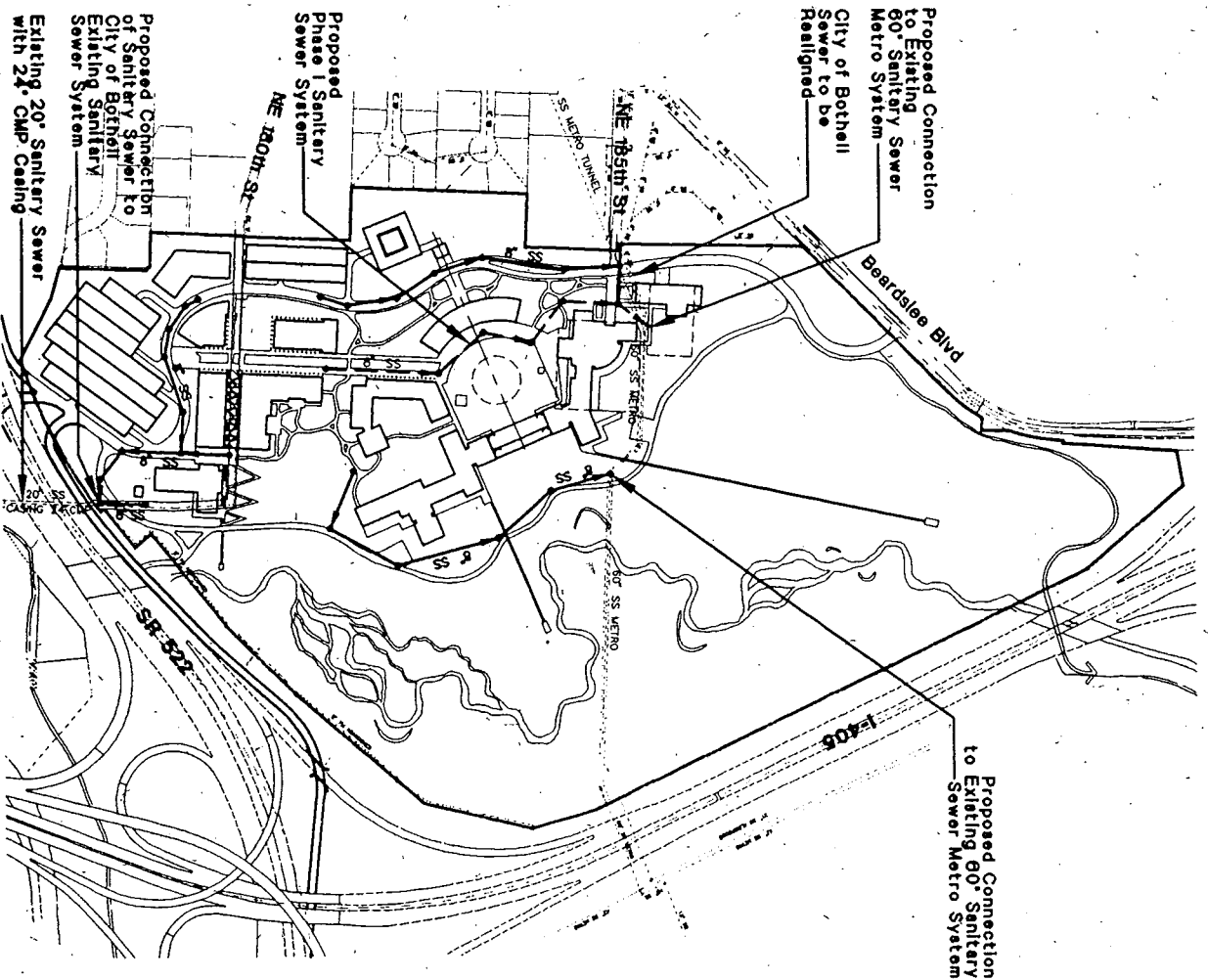
The City of Bothell public water system provides existing service to the site. On-site, the water distribution system is located in N.E. 180th Street and 113th Avenue N.E. The existing 8-inch main is "looped" through the site with a connection to the south, under SR 522. There is approximately 1,420 feet of 8-inch main on-site serving the existing single family dwellings. The City of Bothell water service system has mains located in the streets adjacent to the west side of the campus, including a 12-inch diameter main in Beardslee Boulevard, which increases in size to a 16-inch diameter main near the proposed secondary campus entrance. There is another 12-inch main in N.E. 185th Street within 320 feet of the campus west boundary.

There is adequate water supply to meet the proposed campus build-out water demand, including fire flows.

PUBLIC SANITARY SEWER SERVICE

The project has existing public sanitary sewer system lines on-site, although they are currently unused. Metro has an existing trunkline that bisects the site in an east-west direction. The City of Bothell has two sewer lines on-site. One line ties into the Metro trunk at about 300 feet into the site from the west boundary. The second City sewer line is located at the southern end of the site that was taken out of service when the City abandoned a pump station east of I-405 and rerouted that service. It is, however, available for use for this project.

The Metro trunkline and the existing City of Bothell sewer both have adequate capacity for the proposed flows. The proposed location of the campus buildings would require the realignment of the existing City of Bothell sewer on-site. The Metro West Point Treatment plant is undergoing capacity expansion and treatment improvements. It will be able to accommodate the proposed campus, with continued excess capacity.



ENERGY SERVICES

Electricity and natural gas are the primary sources of energy supplied by local utility companies to the site. Electricity is provided to the area by the Puget Sound Power and Light Company. Puget Power reports that energy use rates are steadily decreasing with better technology and more modern building design techniques. It is expected that energy use on campus at final build-out may actually be lower than currently estimated with existing energy use rates. Puget Power does not anticipate any problems providing adequate electricity service to the campus site, although existing distribution lines would need to be improved.

Natural gas is provided by the Washington Natural Gas Company (WNG). WNG reports that adequate natural gas service could be provided to the site to meet the estimated loads with improvements to existing distribution lines.

It is envisioned that, at full build-out of the campus, air cooling would be provided through an electrically-powered, centralized, chilled water plant located at the Physical Plant building. The emergency power generating system and potentially the campus telecommunications center would also be located there. Each campus building would likely have its own gas-fired heating plant. The development of a centralized steam heating system located at the Physical Plant could occur in the future, if needed.

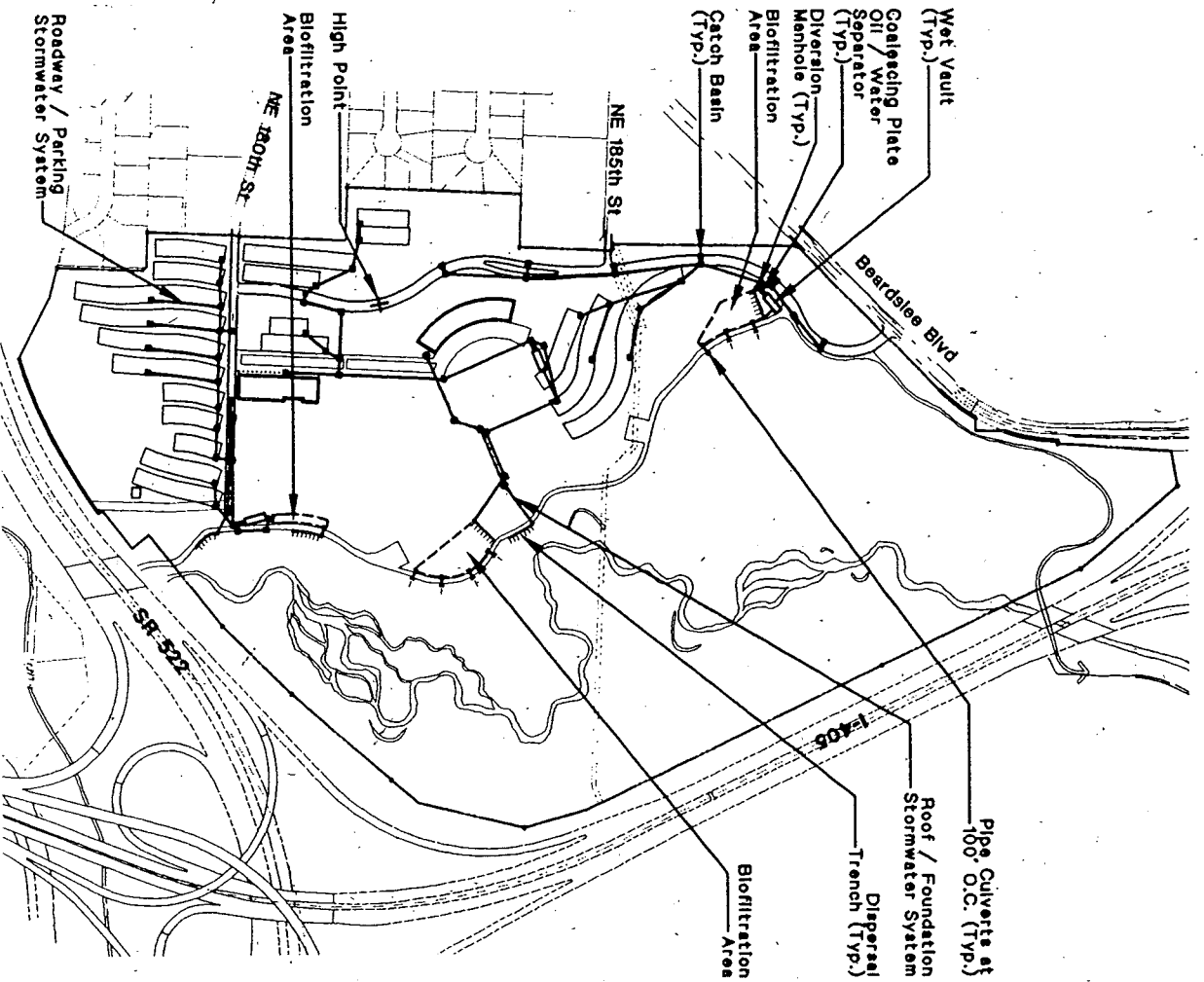
COMMUNICATIONS SERVICES

The campus is anticipated to be wired for state-of-the-art educational technology. Telephone service to the site is available through GTE Telephone Operations, Northwest Region. Service lines currently exist within the Beardslee Boulevard right-of-way, adjacent to the site. These lines include capabilities for every type of service that GTE currently offers, including fiber optic, high capacity, Integrated Services Digital Network (ISDN) and fiber ring services. No charges are anticipated for the labor and materials necessary to install entrance cables. The only cost to be incurred by the campus development would be for initial service connection. All major long distance carriers are also available to serve the site. Viacom Cablevision provides cable television services to the area. Satellite systems would also be available to the site as a communication option, since no off-site network would be required for operation.



Although demand for telephone and cable services would increase with development of the campus, GTE and Viacom anticipate that adequate levels of service could be provided to the campus for Phase I and at build-out without significant impact on existing services. Communication systems developed on-site would be configured to meet the UWB/CCC's administrative and educational needs.

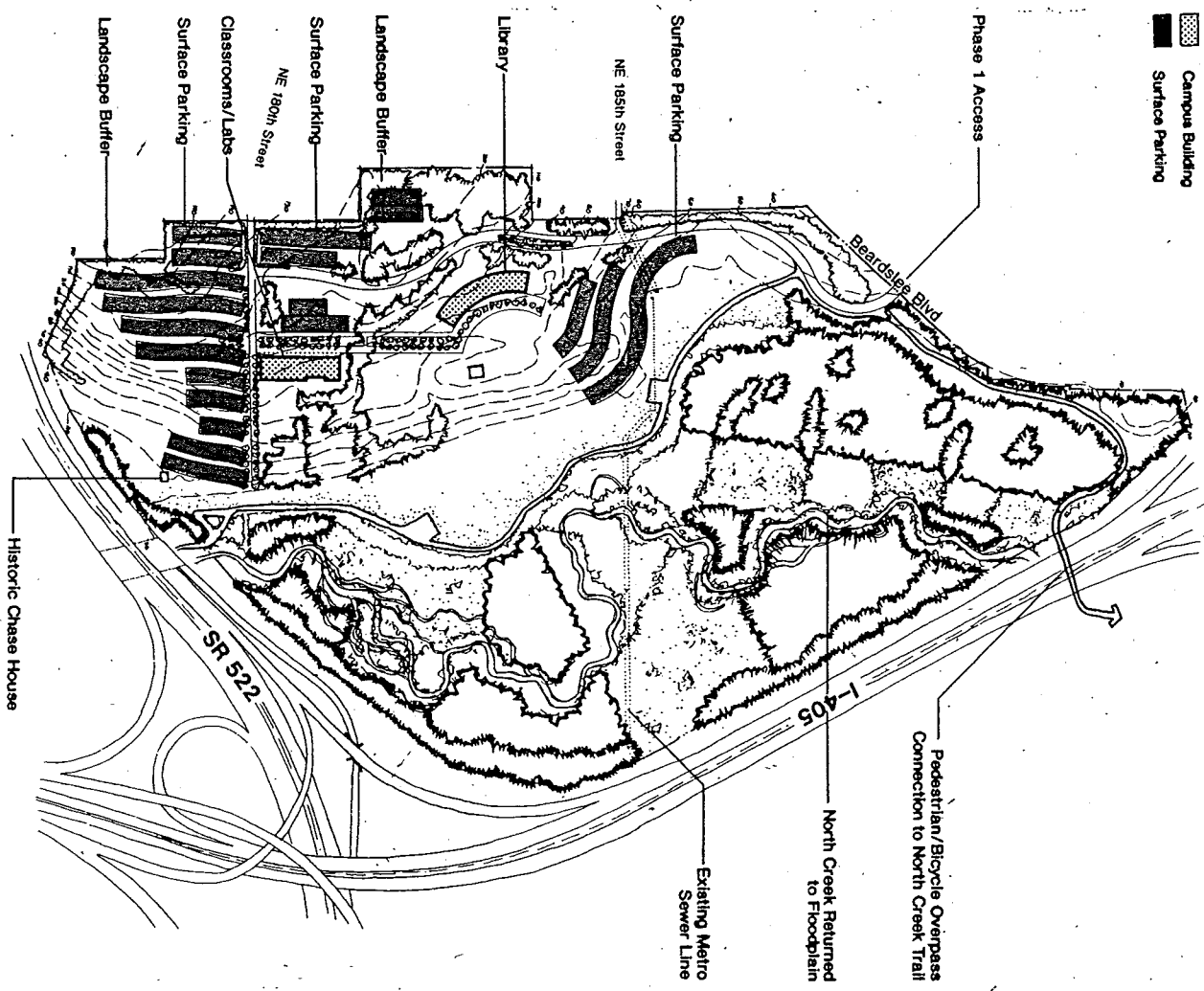
STORM WATER & DRAINAGE PLAN

A storm water system with water quality control mechanisms would collect and clarify waters running off impervious structures. This would be a dual system. Roof runoff and groundwater would be piped and discharged separately to the wetland/creek floodplain. The surface water runoff from roadways and parking areas would be collected by a catch basin/pipe system and routed through a water quality control facility before being discharged to the creek floodplain. The water quality control facility would include an oil/water separator and biofiltration capabilities. This would be designed for an annual 24-hour rainfall storm event at build-out conditions. Short-term control measures would be implemented to minimize erosion during construction.



| Phasing

 Campus Building
 Surface Parking



PHASE I

Phase I proposes approximately 214,000 square feet of campus buildings and approximately 1,300 surface parking spaces on the site by the year 1999. The full program of environment restoration and enhancement, which includes returning North Creek to its floodplain, would be completed in this phase. Two campus buildings are proposed for this phase: the library and a classroom/laboratory building. A portion of the north-south formal pedestrian promenade would also be constructed. The two campus buildings would anchor each end of the promenade along with a portion of the campus green. Portions of the informal path system would also link parking areas with the promenade and campus buildings.

Square Footage Breakdown for Phase I

Space Type	Approximate Gross Square Feet	% of Build-out Space
Classroom/Lab Building	45,700	4%
Library	<u>168,300</u>	<u>15%</u>
Total	214,000	19%

Site access would be from Beardslee Boulevard to the north. New traffic signals would be part of this new access along Beardslee. The south access is planned for future phases. Surface parking would be located in areas where future parking structures and/or campus buildings would be built. Pedestrian and bicycle access to the campus is greatly enhanced by the Phase I connection to the Sammamish River Trail and the North Creek Trail. Connection to the Sammamish River Trail would occur by passing under the existing SR 522 bridge over North Creek. The proposed connection to the North Creek Trail is made possible by the construction of a new overpass across I-405 from the campus.

Major portions of the landscape buffer would be implemented in Phase I to provide an established screen for later phases.

FUTURE PHASES

Full build-out of the campus is not anticipated any earlier than the year 2010. The development timeframe for future phases is subject to future legislative appropriations.